

Virgin Town – Residents Survey Summary

Virgin Town developed this survey as a part of updating the General Plan. The survey was conducted online and with paper copied distributed from the middle of November 2024 through December 14, 2024.

The survey reflects a wide range of views from the residents who filled out the survey. Fifty paper surveys were completed, and 61 online surveys were completed for a total of 111 surveys.

Written comments on surveys completed on paper were transcribed, and online comments were copied and pasted. Many of those who completed the survey did not answer every question. As a result, the numbers of responses vary from question to question.

The 45 years and older age groups completed 77.9% of the surveys, though they represent 47% of the population. The 18-44 years age group completed 22.1% of the surveys, and represent 20.7% of the population. The remaining 32.3% of the population are under 18 years of age. Of those who responded, 54.7% have lived in Virgin 10 years or less. Those who have lived in Virgin Town more than 20 years made up 16.0% of responders, while the remaining 29.2% have lived in Virgin between 11-20 years. One person households were 6.0% of responders, two person households represented 73.0% of responders, three or more people per household made up 21.0%, with the largest household reported being one household with 6 people. A number of the surveys were completed by members of the same household and reflected similar views.

The results of the survey are used by the Planning Commission and Town Council to understand the various viewpoints of community members as they update the General Plan.

Results that could be calculated are given in numbers and graphs. All comments are recorded, with a bullet point for each comment. Comments written in [brackets], are for clarity where handwritten comments included strike throughs, arrows and other marks which are not written words. Some spelling was corrected. Less than a handful of comments, which were accusatory, were removed.

Below are the survey questions, tabulations of responses, and written comments/responses.

Virgin's Current Vision Statement

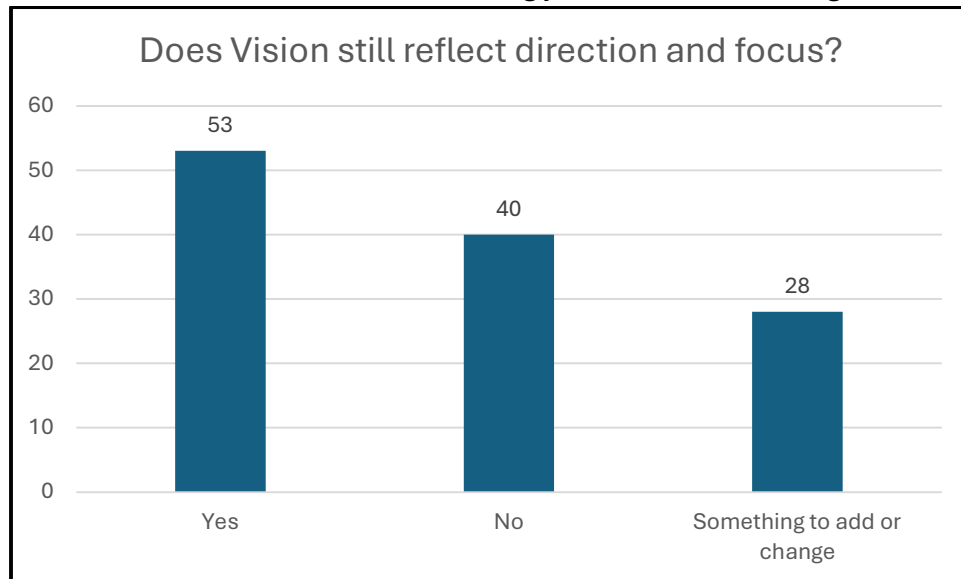
"We will create a community that promotes a safe, comfortable, neighborly environment that adds to the beauty of the scenic surroundings by:

1. Encouraging principles of abundance and collaboration for all citizens.
2. Fostering a community with economic growth and stability for families to live in and enjoy.
3. Providing opportunities for others from around the world to also enjoy the atmosphere and beauty of the area.

- [Crossed out the numbered statements] 1. Limiting growth thereby protecting the environment and our very limited natural resources. 2. Fostering a community with beautiful additions such as walkways and paths, flower boxes and sculptural highlights from our natural rocks. 3. Providing tourists with an oasis in the desert with affordable drinks and refreshments, places to read the history of our area, and take photos.
- What does this apply to? [crossed through “abundance” in #1] No subsidized housing. What opportunities? And why should we provide for others from around the world?

1. Do you think that the Vision still reflects the desired direction and focus for the Town of Virgin?

53 - Yes 40 - No 28 - Something you would add or change? Please tell us:



- Principles of abundance
- All the ugly airstreams commercial properties not hidden from the road is making the landscape ugly. People are selling out and care more about money than leaving this great town small and beautiful.
- There needs to be stronger wording that reflects strong but guided and measured growth of Virgin’s economic base and renewed commitment to existing ordinances that were crafted to protect our precious vision
- I think there are ample opportunities for others from around the world to enjoy the area, and I don’t think that needs to be a continued focus for the next 5-10 years. If anything the town needs to focus on its own residents, not on tourists.
- Like #1 & #3 panders to the tourists too much
- I do not want to focus on tourism. It’s destroying Southern Utah
- Too many words, no real meaning.
- Bike trails, sidewalks. Less short-term rentals. Slower speed through town.
- stop focusing on tourism
- Place greater emphasis on the people who live here rather than on the tourists passing through our town.

- Growing sustainably with our resources and remaining a town for working people and families can be comfortable living in.
- I'm sure it wasn't the intention, but this sounds tailor-made to enable more RV parks. I would love to see a mission statement more centered around preserving the natural surroundings and access to them, with an emphasis on the quality of life for the majority of people who live here rather than a tiny number of commercial endeavors.
- While we agree with the initial mission statement, the following three points are too vague and don't even address safety or neighborliness, other than encouraging collaboration. It does not state how the beauty of the scenic surroundings is going to be protected and what adds to the beauty rather than detracts from it as several approved projects from previous councils have unfortunately done.
- Keep Virgin a beautiful, quiet and sustainable town for residents.
- While maintaining its small country charm
- Visitor opportunities should not disrupt the natural beauty of the area, like the white tents on the east hillside or the bright orange restaurant - or anything else like it.
- I don't want to lose the small town feel of Virgin.
- Virgin has become ugly/trashy from way too much development and too many people.
- Not really sure this captures a theme. Vague and nebulous.
- There is too much emphasis on "providing opportunities" for people who don't live here, and not enough emphasis on making improvements that benefit the citizens of this town.
- No more STRs. Fewer campgrounds. A balance for food services, hotels, campgrounds, storage, parcels developed for neighborhoods.
- The above is not a vision statement, but goals, and I do not agree with the direction.
- Change "with economic growth" to "with managed economic growth".
- Limit Tourist Rentals
- Somewhat [mark between yes and no]
- Get rid of the "code enforcement" guy. Economic growth? This vision is great but it's not what's happening.
- The current vision is a great direction – please keep the current vision as written.
- This is ideal for a small, neighborly community, why change it?
- Opinions/beliefs of current elected/appointed officials don't necessarily reflect what is the best direction of the town's future stability.
- Lower speed limits going both directions at the Desert Gardens entrance
- Partially
- The fundamental vision is to be a nice place to live.
- Would like to foster a community where our children can come back and live
- It's too long & what is principles of abundance & collaboration
- Leave the town alone don't need big government.
- Stop building commercial rentals & housing
- Stop the growth of tourist businesses. Only businesses that serves residents – add restaurant bars
- Foster public participation in. Plan wisely for sustainable growth. Preserve views that make us unique. Maintain access to river. Walkable, small biz area.

- The town should approve projects that enhance the beauty of the town and community.

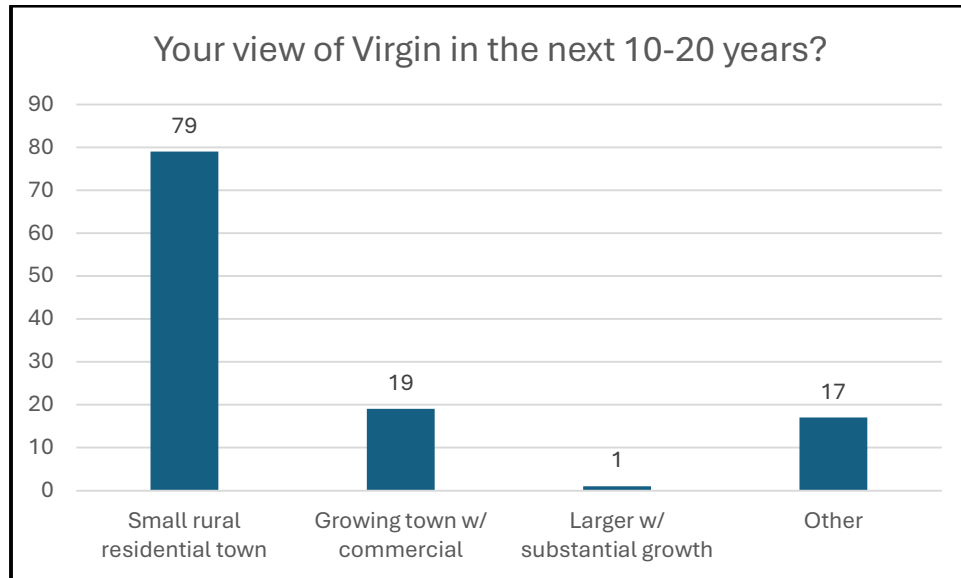
2. What is your vision for Virgin in the next 10-20 years?

79 - Small rural residential town with some commercial development

19 - Growing town with increasing commercial development

1 - Larger community with substantial commercial and residential growth

17 - Other:



- A limited on building homes per year and less RV campers teepees commercial period!
- Small rural residential town with no commercial development
- The town can and should remain a small town with world class recreational opportunities if more commitment is placed on recruiting not just any business but the right business opportunities. Current growth patterns are not sustainable towards enacting our current visions for the future
- Small rural residential town. Period
- How about small rural town with no commercial development.
- Small rural residential town with some residential development
- No more lodging; no more SR9 business on west or east entrances to town.
- Small rural town with no more commercial development. It has grown too much already.
- I think Virgin will grow to the extent that it can. I would love if Virgin could get ahead of the development to beautify it. Nice, slightly elevated and landscaped walking trail along 9. this would differentiate the town from the BLM land and make positive impressions.
- A growing town fostering economic growth with fewer campground RV; no more STRs for 10-20 years or forever, and stability for families and residential growth.
- No more lodging
- We are beyond small town already
- Small, formerly rural town, trying to maintain its character with all the increasing commercial development all around.

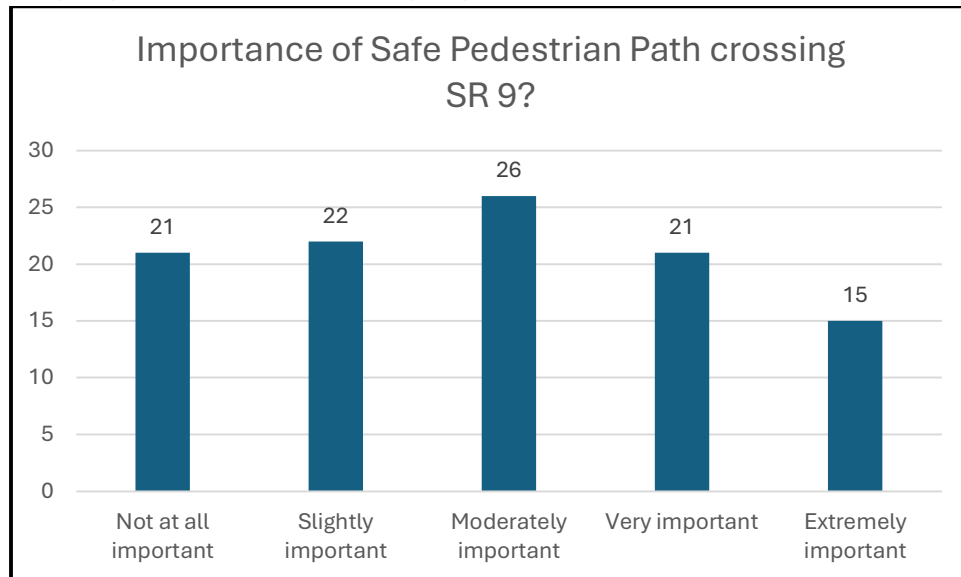
- Walkable, quiet neighborhoods, strong sense of community, diversity of residential housing, enabling diverse economic (income) levels to call Virgin home
- Affordable restaurants for locals. Encourage Ft. Zion to open restaurant.
- Focus on first two items. Equally important.
- Leading question. This has nothing to do with the vision statement. This is a singular issue question that was already asked at the open house & should not be addressed in this survey.
- 1-5 years to get rid of corporations in the area and make it a homestead for families in the area.
- Ask this question again in 10 years when it's time to update the plan again, thanks!
- Property rights are used to allow growth as economically needed.
- 1) The need for community participation. 2) We need to find Virgin's assets. 3) We need to think & act locally.
- We are past small rural already [checked "Larger community..."]
- I would like to see it have an atmosphere similar to Sedona, fostering growth for small businesses. We should clean up and update what we already have.

Traffic and Circulation Survey Questions

3. How important is a safe pedestrian path crossing SR 9 to you?

21 - Not at all Important **22** - Slightly Important **26** - Moderately Important

21 - Very Important **15** - Extremely Important



Any Comments:

- This should be accompanied with collaboration with the UDOT Master Plan
- There are several culverts & bridges in town that may be a safer alternative to a crosswalk on SR9
- People need a safe place to cross the highway.

- It enables/encourages locals & visitors to walk in Virgin to the places they want to go.
- We run across SR9 at 700 W. to go to the Balcony One all the time.
- Slow Down Traffic – Residential Turning Lanes Business & Commercial
- Not having access north of SR9 creates a divide between town and secludes me from walking or riding my bike outside of Valley View neighborhood.
- Loaded question. How am I supposed to respond to this?
- Loaded question. Ask question in 10 years.
- SR9 is a major highway. Why are we worried about pedestrian crossing instead of highway traffic safety first?
- Utilize one of the wash underpasses
- Need to slow down traffic on SR-9 to create a safe crossing.
- I know of no pedestrians that want to cross it.
- And bike path

4. There is a county-wide initiative to develop a system of multi-use paths along Highway 9 and throughout the county which will connect Washington County communities to Zion NP.

What do you think would help make the trail useful and useable?

- ATV and UTV should be excluded from the trail
- Don't care
- No
- Slow down vehicle traffic, sidewalks, dedicated bike lane
- Marked and visible access to the trail from multiple locations throughout the town. And a trail system that flows, makes sense and is esthetically pleasing rather than one that is slapped down onto an existing map for ease of implementation
- I've heard this proposal for years, so actually building it. Enforcing leash laws and speed limits.
- Better pedestrian and separate bike paths. Also slowing down the traffic within our city limits.
- Wide enough to accommodate wheelchairs, bikes, walkers, ATVs with enough Space between it and the road. It would need benches and restroom facilities located at strategic points.
- Keep a safe distance from Hwy. 9
- Maybe bike stand repair areas like they have along the main canyon now in Zion NP. For the question below, I don't think we need a trail through our town, but I understand the need to have one pass by town enroute to the NP.
- 2-way path with "go slow" areas for bicycle's etc. in potential higher pedestrian use
- Having bike and pedestrian lanes. Add historic marker places with seating and rest areas. Having commercial developments along path that assist in the maintenance and upkeep.
- Needs to be away from Hwy 9 as much as possible
- To not have one
- Finishing it.
- More explanation and public involvement
- Separate Bike Path off the SR9 not along the street-people want to feel safe using the path

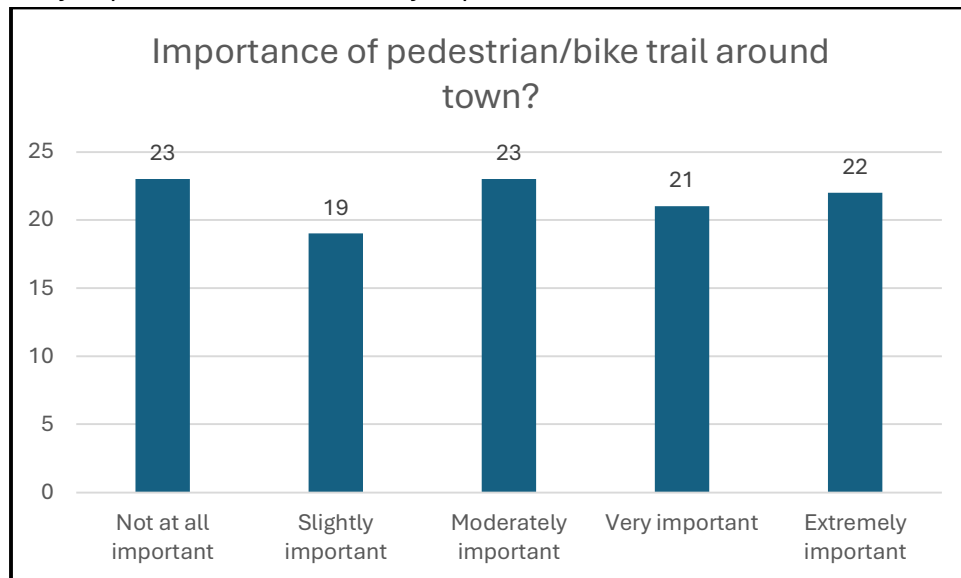
- Designated paths and signage
- the focus should not be on Zion NP but the communities. Zion is horribly overcrowded now.
- Ideally a multi-use path through Virgin would allow for bi-directional use and avoid putting trail users in close proximity to vehicle traffic. Get the path away from HWY 9 where possible where it's more quiet and has less traffic. Avoid as many road crossings as possible. Long uninterrupted stretches.
- paved path, safe area from fast cars on Hwy to bike or walk
- Signage, information sent out so we know about it.
- Highly bike accessible
- Signage alerting vehicular traffic to non-motorized devices and pedestrian traffic and vice/versa.
- Don't see that it adds value to our community or to our quality of life. Will cause safety issue related to traffic.
- Buffer from traffic
- ? If we can keep our small town vibe
- This would be great and used by many. The increase of recreation in Virgin is huge with biking, running, etc. I think it should be fully funded and moved forward.
- Something set a little ways away from the highway would be amazing! I'm always very nervous biking on the actual road since tourists are often looking up at the surroundings and/or driving aggressively on Highway 9 to pass slower vehicles.
- It needs to align with the vision statement, to contribute to the natural beauty and designed with that in mind, and certainly not distract, as well as being functional. It needs to safely accommodate both pedestrians and cyclists. It would be wonderful to have periodic benches strategically placed to rest and enjoy the beauty.
- Off highway 9 and parking lot trailheads for shorter recreation
- Some benches spaced apart along the trail; some trash containers along trail (regularly emptied).
- Wide with space
- Create a landscape buffer between SR9 and trailway. Reduce speed limit on SR9
- Safety of paths, ensuring that there is good signage, a easy access map via a QR code, blending it in with natural surroundings
- A dedicated bike lane connecting LaVerkin to ZNP
- I do not support any further growth of any kind for Virgin and do not support connecting Virgin to other counties nor to Zion Park.
- the trail in Hurricane along 600 N looks lazy and undesirable. If you compare it to walkways in say Ivins. Ivins is slightly raised to keep vegetation from growing over it. It is also landscaped. I think we can do a modest landscape that will make the trail look more inviting instead of just plopping down asphalt. It would be nice to have trails to access the BLM land as well.
- Lanes separating walking and cycling would be ideal. Wide edging on both sides to prevent weed encroachment and excessive goat heads.
- Good signage and dedicated parking areas
- Separate walking and biking sides

- Obvious and numerous access points and designated pedestrian and bike lanes
- two way path that allows for bicycles and pedestrians, no ATV
- Available to ATV use
- there is no need for this trail system. We don't need strange people from all over walking through our town and having access to all our homes.
- No Trail No Paths
- Paths designed for safety – pedestrian and cyclist. Tree lined paths to produce shade and lessen emissions.
- I think the idea is very poorly throughout. Zion Park does not need any more help from Virgin, Washington County, or the State of Utah. We are feeling ignored. The county apparently believes they should help increase the traffic & visitation to the Park. Why, because they only have respect for \$\$\$. Buses for workers & tourist are fine to help with traffic & parking in Springdale. Don't promote more biking to the park.
- These trail systems have been used by criminal elements throughout the country; especially in rural areas, to cause harm to individuals; what are the safety measures taken to address this? Also trail systems have been used to control private property and rights.
- I really don't have any ideas here.
- No ideas.
- Convenient entry/exit points, safe from cars, reasonable e-bike rules
- I have been waiting for the walking/running path that was said to go from Virgin to LaVerkin. It's my #1 wish for the town.
- Paths well marked to respect – private property. Destination view signs – historical info.
- I plan on using it primarily on bicycle. We don't want to mix with cars.
- 1. Planning in Advance where these paths start and end in Virgin. 2. Creating two paths of travel: A. local path to the scenic path. Give locals a safe path to enjoy scenic path. B. Scenic path: not to disrupt local properties.
- Drag the rest of the county 30 miles east (no, a bike trail from St George is stupid). The county has a bus system and a main road. You cannot take ATVs into the main part of Zion except on the road that's already there. You forgot to ask if it's something we even want.
- I don't want the trail. The tourists can use the bus.
- Anything that keeps the trail out of the Virgin Town community proper. Experience shows criminal activity increases along obscure paths. Stick to SR9.
- Leave it as it currently is, Dirt!
- Needs to be a paved trail. There needs to be more development along SR9 corridor in order to attract people to Virgin.
- Hard surface with shade, rest areas
- Paved, not dirt. Lower speed limit
- Separating pedestrians & bikes where possible. Limiting e-bikes speed so pedestrians are safe. Limiting them to Class 1 & 2 e-bikes
- Bathrooms, trash cans w/ doggy poop bags, water fill up stations
- Parking spots for easy access – drinkable water in limited areas.
- Sidewalks on north side of SR-9
- I don't think this is necessary

- A trail
- Low lighting
- Nice landscaping

5. How important is it to you to have a pedestrian/bike trail around and through town?

23 - Not at all Important **19** - Slightly Important **23** - Moderately Important
21 - Very Important **22** - Extremely Important

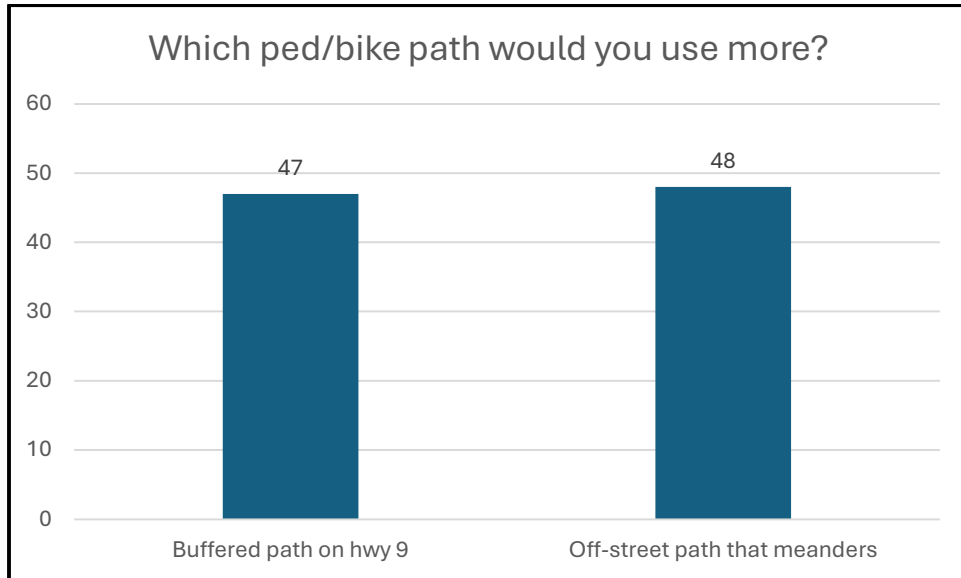


- This should be planned toward Virgin's residents & visitors, not to promote tourism.
- We already have one & it's called city street
- I support it to encourage walkability & safe recreational opportunities, NOT so much as regional transportation to Zion – think that is unappealing for most.
- Loaded question. Please don't.
- There exists one already, town streets
- We have great roads.
- We already have town streets.
- It would cost more than the use you will get

6. Which would you use more?

47 - A buffered pedestrian/bike path along Highway 9

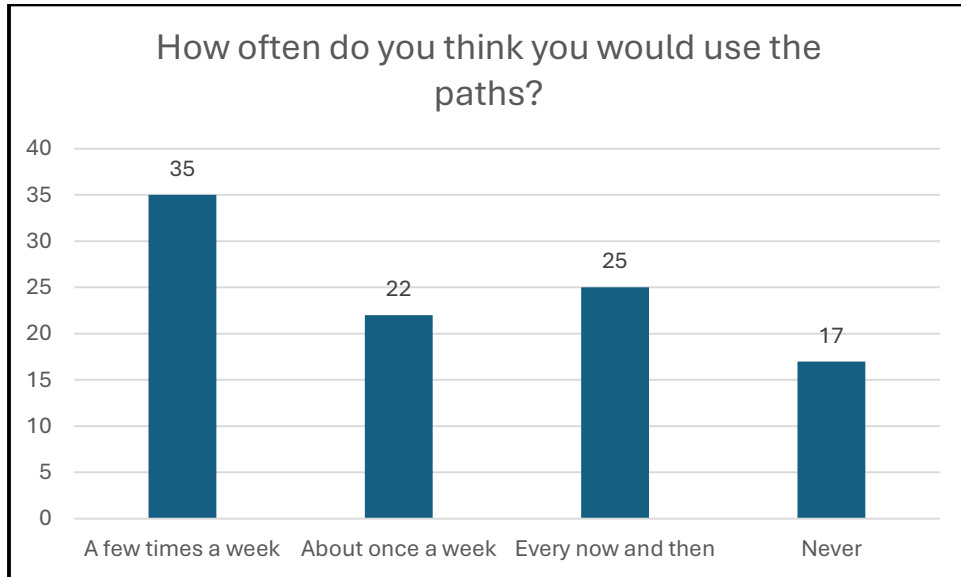
48 - An off-street path that meanders through town connecting facilities and neighborhoods



- Neither
- Off-street path through town, this creates more of a friendly atmosphere for residents to connect.
- This is already served by walkable roads. Only highway is busy & unavailable.
- Loaded question. We've got roads. You've got feet. We need to steal from our neighbors. Kinda goes against our towns vision.
- Who will pay for it? Private property rights are in jeopardy
- Loaded question. This would encroach too much into private property use and rights. I would take a car instead of bike or walk if I needed.
- These serve different populations (buffered – tourists) (meandering – town residents)
- Both!
- Neither
- Neither, we can already walk & bike through town
- None, how many people need this?

7. How often do you think you would use the paths?

35 - A few times a week 22 - About once a week 25 - Every now and then 17 - Never



- The ones you have yet to ask if I want?
- Load question. I don't answer loaded questions.
- I would use town roads like I do now. We don't need more paths.
- N/A
- Possibly a few times a day

8. What would encourage you to bike and walk more? (Please check all that apply)

38 - Better bike lanes

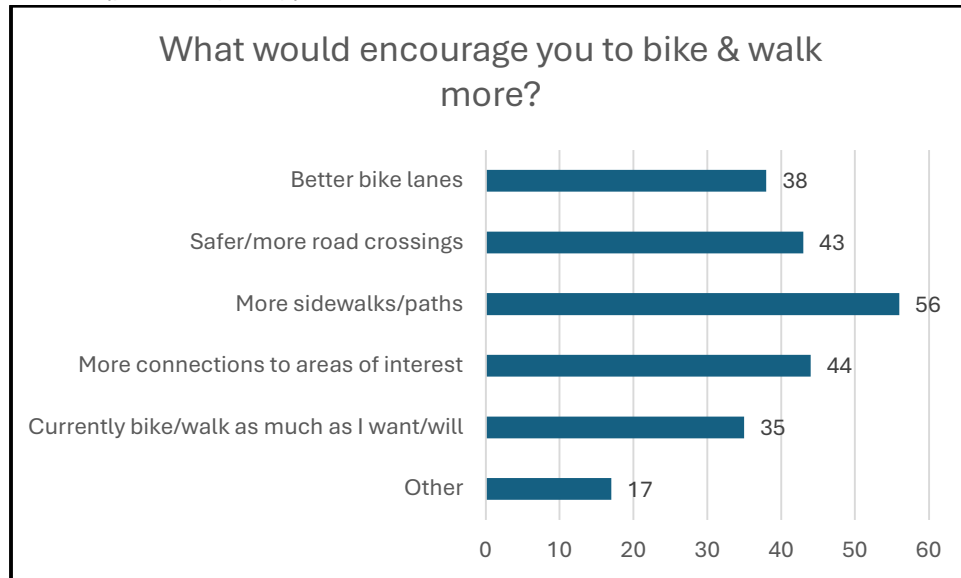
43 - Safer/more road crossings

56 - More sidewalks/paths

44 - More connections to areas of interest (shops, grocery stores, parks, restaurants)

35 - I currently bike/walk as much as I want/will

17 - Other: (please specify)

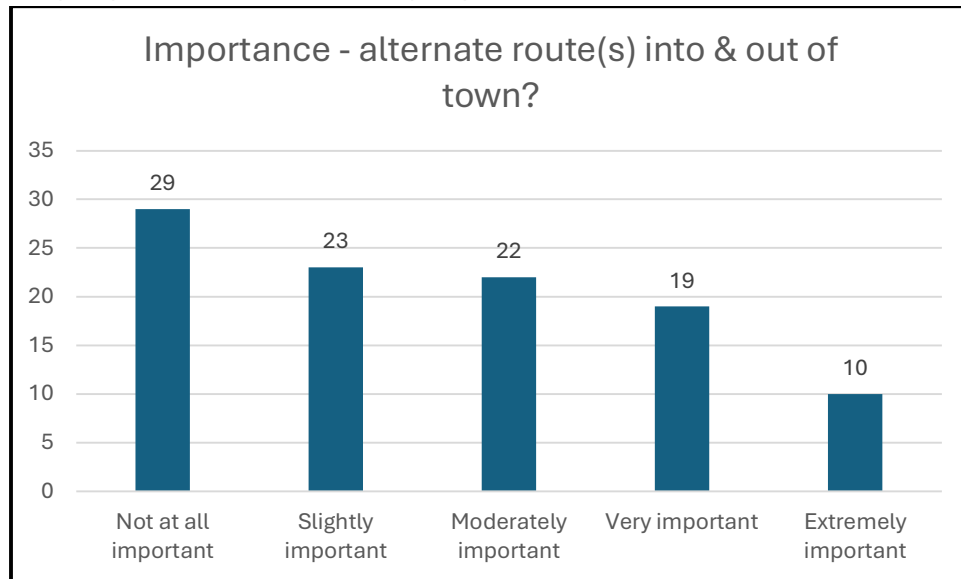


- Maybe focus on improving necessary infrastructure first?
- We have the trails now to bike and walk, why do we need to build more? For out of town visitors staying in the places we hate like white buffalo, auto camp, wildflower etc.???? NOPE!
- Less traffic and fewer crowds would encourage me to get out more. Maybe more signs that say 45mph through Virgin because right now people just speed by still going 60+ mph on SR-9 through our town.
- A place to walk out bike to.
- horse trails
- Periodic benches strategically placed along the way for those who need or want them would be a great addition.
- raised bike lane with moderate landscaping like chat.
- Connectivity to neighborhoods (between neighborhoods)
- Marked safe areas [next to "Safer/more road crossings"]. Turning lanes & cross walks Hwy 9 at 700 – 4 businesses. No turning land! Help
- Safe crossing at SR9 (multiple)
- HIPPA prevents me from sharing [stupid face emoji]. Not a general plan question. You're just trying to get evidence of permission for what you were going to do already.
- If I had more money in my pocket because I would be less stressed
- Is this a general plan question? It seems personal

- Why is the town worried about how I get from one place to another? I am capable of making that choice by myself.
- N/A
- Plan ahead for under-highway xings (box culverts)
- We have enough trails in Virgin

9. How important is it to you to have an alternate route(s) into and out of town in the event Highway 9 was inaccessible?

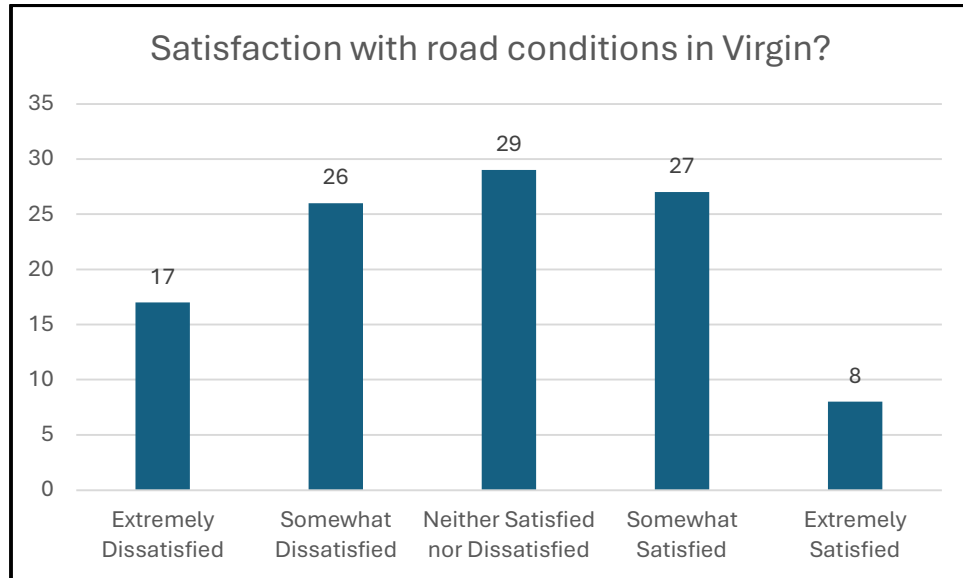
29 - Not at all Important **23** - Slightly Important **22** - Moderately Important
19 - Very Important **10** - Extremely Important



- We already have several: Pocketville Road, Kolob Road, Sheep Bridge Road, dirt road south of Rio de Sion
- Adamantly opposed to making residential roads serve as back-up thoroughfares!!!
- Hadn't thought about it. Depends on where that would go.
- There are already alternative roads
- We already have Smithsonian Butte Rd. and Sheep Bridge.
- Honestly depends on how it will impact the town.
- You only need this question if you're too ignorant to know the other routes out.
- There already exists some
- Interesting question for a Virgin Town resident. Do we have a say in adding more routes to the ones (multiple) already accessible?
- There are plenty of routes already. This is an emergency preparedness question that should be addressed on a family basis.
- Not at all important – we have Sheep Bridge which is to be paved.
- We have them already
- We have one
- Pave Sheep Bridge Road

10. How satisfied are you with the condition of roads in Virgin?

17 - Extremely Dissatisfied **26** - Somewhat Dissatisfied **29** - Neither Satisfied nor Dissatisfied **27** - Somewhat Satisfied **8** - Extremely Satisfied



- The road to my house 385 E. off of Pocketville has never been asphalted. Nasty speed cushions and rocks at sides of Pocketville.
- Extremely dissatisfied – We actually have a dirt road between 2 paved roads.
- I don't mind them rough on the edges
- Our road is fine.
- Isn't this a general maintenance question and not a General Plan one? Paid by our B&C Road funds?
- Too many pot holes, not very smooth
- This is also not a general plan question! I feel B&C road funds could be used more... for roads.
- B&C road funds should be used for roads and not to pay employee wages.
- Cemetery Road is a disgrace
- 100 W is a mess

11. How important is it to you to have sidewalks in town?

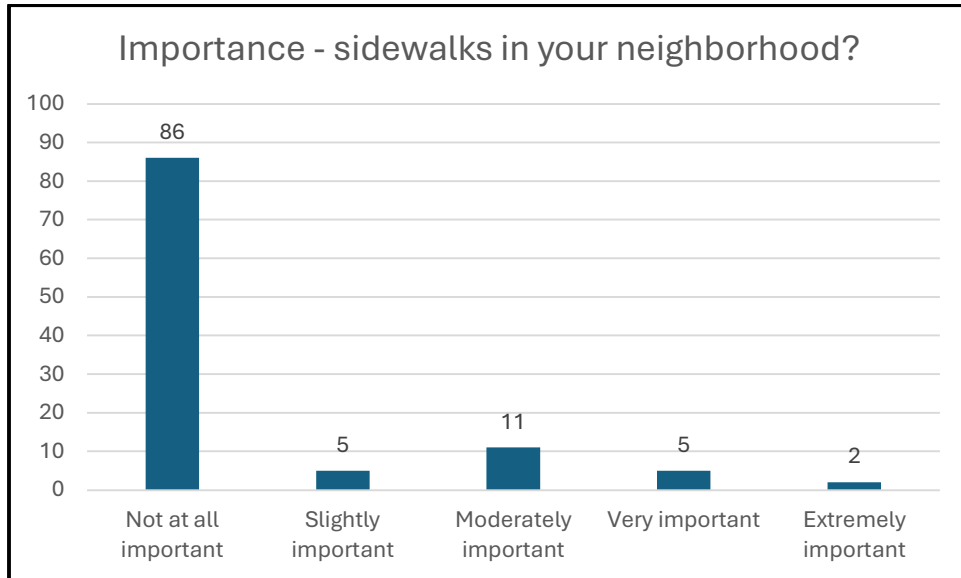
37 - Not at all Important 27 - Slightly Important 27 - Moderately Important
12 - Very Important 4 - Extremely Important



- Very important on SR9 where commercial. Not at all important where there are asphalted roads.
- Yes on SR9.
- Sidewalks = urban character, unsafe for horses, keep residential roads quiet. Allow storm water to be absorbed rather than channeled.
- Depends on what you're considering "town".
- Mark walking areas with white lines for safety [arrow pointing to neighborhood sidewalks as well]
- It's kind of a moot point until we reach city status... and no... having a bunch of "trails" does not make us a city. If someone wants a sidewalk in front of their house they should just put one in themselves.
- Not even Hurricane has sidewalks throughout their city. We are still a town, not a city. Otherwise the mayor would not be a voting member of the council.
- We are not a city. Why do we need more sidewalks. The ones we have now don't get used very often.
- Only in the main part of Virgin
- Where?

12. How important is it for you to have sidewalks in your neighborhood?

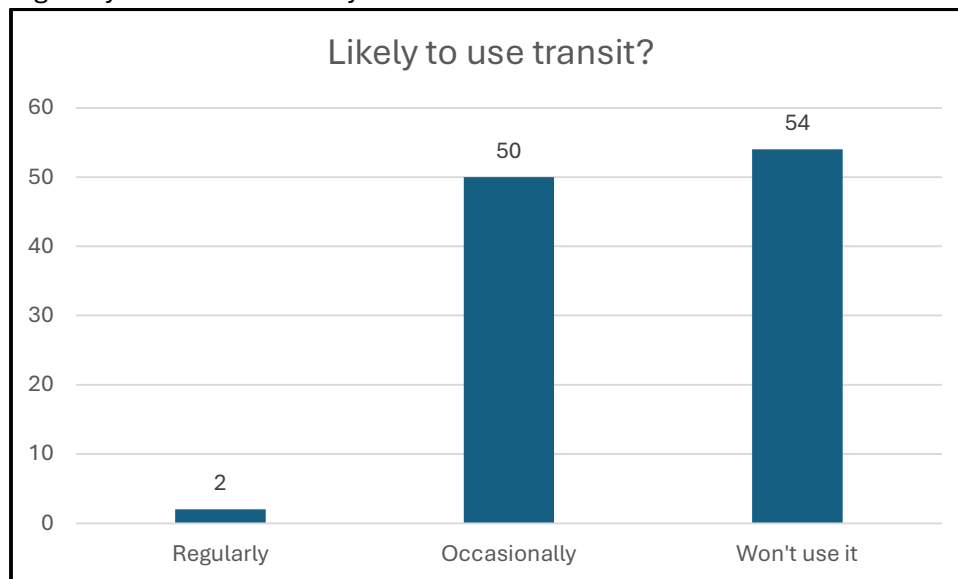
86 - Not at all Important **5** - Slightly Important **11** - Moderately Important
5 - Very Important **2** - Extremely Important



- Curb & gutter only in neighborhoods, sidewalks on SR 9
- We have some of the only sidewalks in town because we put them in ourselves.
- Not even Hurricane has sidewalks throughout their city. We are still a town, not a city. Otherwise the mayor would not be a voting member of the council.
- We are not an HOA town yet. We are not a City yet.
- Not in subdivisions

13. How likely are you to use public transportation that is planned to connect Virgin and other cities in Washington County as well as Zion NP?

2 - Regularly **50** - Occasionally **54** - Won't use it



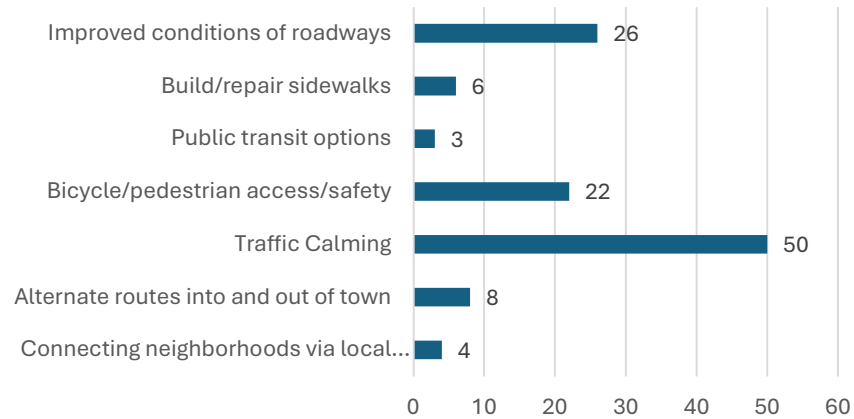
- The new stop is great but doesn't help us. To me that Kolob stop is for the tourists, not town's people.
- Perhaps Virgin to Zion only.
- I think it's great, but should have been left to the private industry to do.
- Waste of tax payer dollars.
- Rarely
- Won't use it unless I have no other choice

14. Please label the top 3 most pressing transportation needs. (Mark 1, 2, & 3)

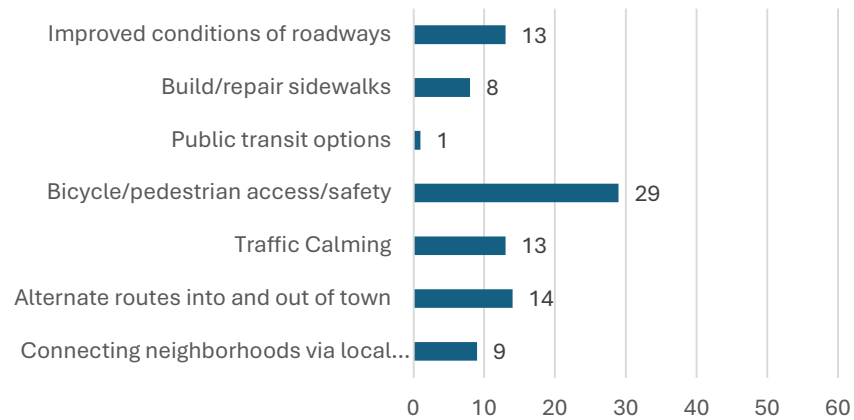
[A number of the responders only marked 1 as a choice for all they selected]

	1	2	3
Improve conditions of the roadways	26	13	18
Build/repair sidewalks	6	8	13
Public transit options	3	1	11
Bicycle/pedestrian access and safety	22	29	21
Traffic calming	50	13	10
Alternate routes into and out of town	8	14	10
Connecting neighborhoods via local roads	4	9	8

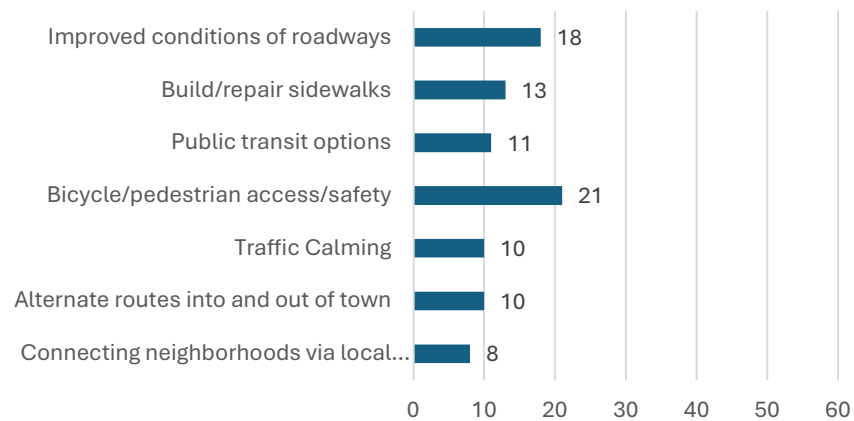
#1 rankings of transportation needs



#2 rankings of transportation needs



#3 rankings of transportation needs

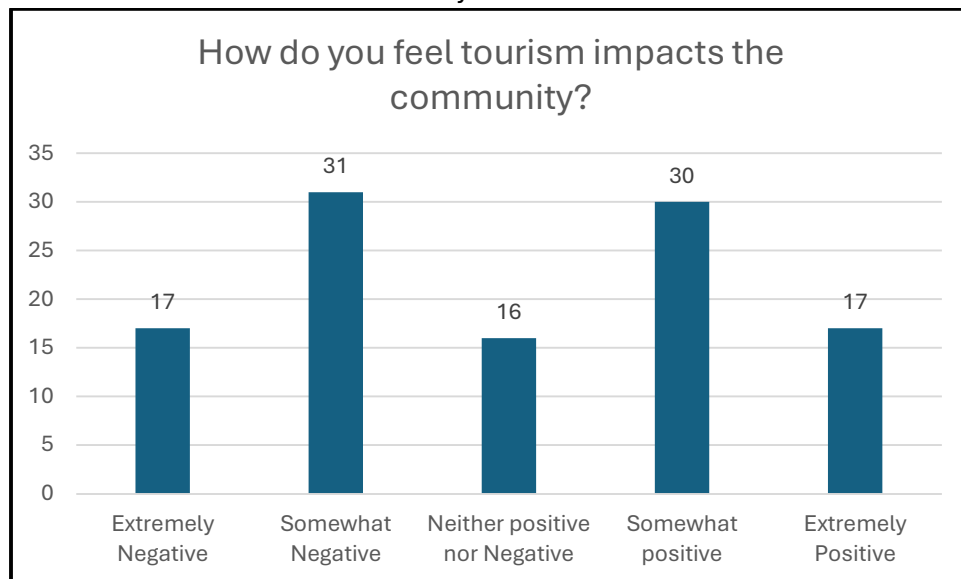


- Curb & gutter
- Curb & gutter
- Residential & Commercial turning lanes off Hwy #9; 700 West residential; 4 commercial businesses; no turning lanes
- No roundabouts!!! #1 priority Remove speed bumps. Remove unnecessary stop and yield signs. Gas stations. “Connecting neighborhoods via local roads” – literally that gonna happen
- Loaded question. 1. Gas station 2. Traffic bumps 3. Unnecessary stop signs/yield signs
- Gas prices
- No roundabouts!!! Please. Any neighborhoods that aren’t connected already? 1. Gas station 2. Take speed bumps out 3. Remove unnecessary stop & yield signs.
- #2 – beautification of the 9 corridor
- Slowing traffic!
- Slow down traffic
- None
- If needed to mark we are fine!

Economic Development Questions

15. Overnight stay taxes (Resort Communities Transient Room Tax) bring important funds to our community. How do you feel tourism impacts the community?

17 - Extremely Negative **31** - Somewhat Negative **16** - Neither Positive nor Negative
30 - Somewhat Positive **17** - Extremely Positive



- They already get taxed by the state. Why are you taking more than the city of St. George does? There’s a reason there so much traffic driving through town... The question does not follow the previous statement. What are you thing to ask with this question?
- It is whatever we choose

- The town uses this to grow their enforcement rather than improve town. This tax should be eliminated.
- Extremely positive – brings revenue
- Somewhat negative – we need to turn this around – turn negative impact to positive
- They use a lot of water
- The town had almost NO income til it happened.
- We have enough RV parks, stop building for now
- Both positive & negative

16. What are some of the impacts you see? (please, include any positive and/or negative impacts.)

- Traffic, tourist prices, dust
- Economic growth
- Ugly rental along HWY 9.
- Road noise / trash left at BLM camp sites
- Crowded roadways and a disproportionate impact on EMS Police and Fire Services as it relates to tax levels for residents vs lack of fair taxes levied on visitors. I recommend higher nightly taxes to pay for Emergency Services
- Peace and quiet are extremely important to me. I love the rural atmosphere. I see an increase in offroad activities bringing more noise and dust to the area. Tourists don't care about our town. They just want to tear it up and leave. I also see an increase in traffic and speeding throughout town.
- I have seen an increase in traffic, trash and sanitation issue of the dry campers. Also, the lack of respect of people's properties in regards to pet waste.
- Increased traffic, increased building of tourism/nightly stays without the sustained occupancy to support them all. We also need more services to support the tourism (restaurants, grocery, gas station). We also need long term approved rentals so our local workers in the Zion Corridor have housing closer to employment. Affordable housing is an ongoing challenge. I'd prefer to see this over more short term rentals
- Building of excessive resorts in Virgin.
- Good for businessmen, not so good for keeping Virgin a small comfortable place to live.
- Overrunning our town's resources. Water. Traffic. Septic system. Disturbing the tranquility and safety of the neighborhood. Taking away from our views of the surrounding landscape. Light pollution. Sound pollution. Actual pollution. There can be economic benefits, of course, but it's not worth the cost to our rural town, which is why most people live here. We have too many glamping resorts as it is.
- Over build of short term rentals. Misuse of another's land for one's business ie tubing getting off river thru someone's private land
- Provides tax dollars/ negative is people littering not following rules at river access
- Increased funds to Town improvements and personnel. Large buildings. New services that can be used by the community. Local jobs.
- Too many with current restaurants, groceries, gas stations to support them. Traffic will be a huge problem without calming

- Too much traffic and too much speed through town
- Increased financial viability of the town.
- Developing the river corridor into RV resorts and blocking local access.
- Poorly designed facilities and developments feeding off tourists not FOR tourists
- Positive would be Taxes collected-Negative would be trash by Disbursed campers
- Traffic Congestion along Highway 9. Speed limit reduced to 45 as you approach Camino del Rio (by Fairfield Inn) coming down from Zion
- Traffic. Our town looks like a tourist trap. People who don't live here ask me what is going on here. This used to be a nice little town.
- Visual blight. Excess noise into the night. Increased light pollution. Increased traffic.
- it has become hard to make left turns onto Hwy 9 because of traffic, scared hillsides with unsightly tents that don't blend into the landscape
- Tax money for improvements, \$ spent at local restaurants / shops.
- SADLY we are becoming an RV capital
- Pos-Obviously need the hotel/camping tax revenue. Neg-Substantial increase in traffic cruising our neighborhood. Neg-Residents ignore neighborhood rules for short term rental. Persistent commercial development has ruined the dark sky environment that influenced our decision to move here.
- Litter, traffic, graffiti, trespassing - I see no positive impacts.
- Traffic, trash, noise, disregard for the natural environment that surrounds us.
- Income for the town
- light pollution at night. too many trailer container type units.
- Lights, traffic, music playing, outside noise. Unnecessary paving/developing of large chunks of natural landscapes
- Positive: it's how many average citizens here make a living, and it's great that people from all over can come and enjoy these beautiful landscapes and recreational opportunities!
Negative: destruction of the natural landscape and the character of the town so a select few can make a profit
- Right now short-term rentals are very good to bring tourists to Virgin. There's just not much to keep them here. What can they do?
- The amount of overnight stay is disproportional to the size of our town. Also, the architecture and placement of the short stay facilities not only doesn't add to the beauty of the area, but detracts from it (Primarily the "glamping" facilities). We would like to see beautification requirements for these facilities as was required of the Zion RV resort many years ago to plant numerous trees, which now helps.
- Too much lodging. Night sky. Increased traffic
- Keeps our small businesses sustained and healthy
- Too many visitor lodging places and too much fast traffic thru town.
- Speeding traffic on local roads. Less housing for locals.
- Positive: increased amount of taxes collected for local community. Neg: increased demand on infrastructure
- too much traffic

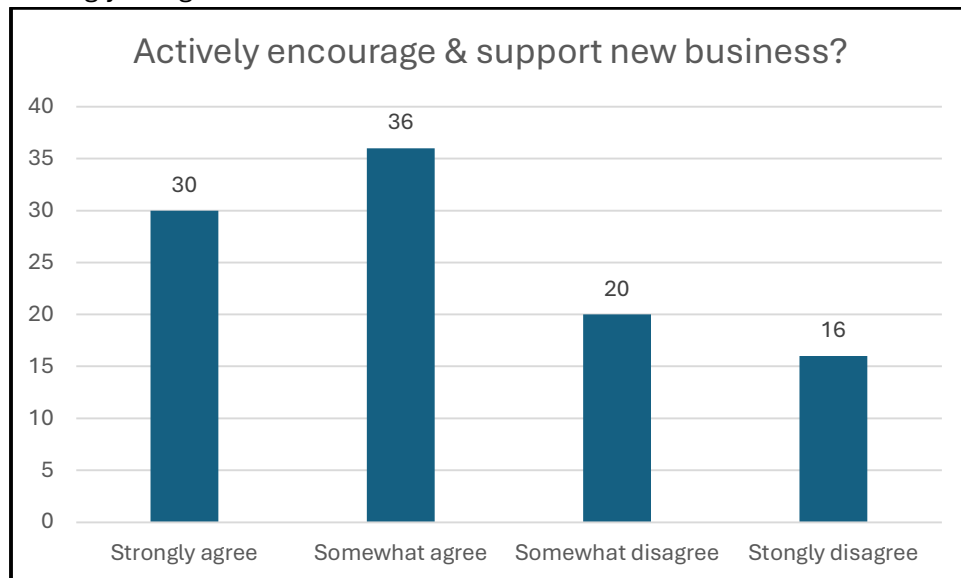
- Destruction of the once beautiful town and surroundings to an overrun tourist trap that brings traffic, garbage, and decreased quality of life to the whole area.
- Water use and sewer/refuse disposal. Views and traffic. Peace and quiet.
- People love to come and enjoy the beauty of the area. Most are very respectful. They bring revenue to the area. If our town was beautified it would be more noticeable and more of a destination. Now folks mostly drive through to other destinations. It doesn't stand out, yet.
- Financial growth from taxes would be helpful for the town. Controlling and managing growth is also important.
- Income vs overuse. Main focus should be on focusing on missing services and encouraging them.
- Increase of people who don't live locally entering neighborhoods and creating unsafe feelings. Increased noise due to weddings, loud music, etc... to appeal to tourists only which creates disruption of enjoyment of our own town. Busy highway. So many RV parks and campgrounds.
- The traffic moving through town is HORRIBLE. We're being surrounded by RV parks and other things that bring tourists into our neighborhoods, and we don't want that. It seems like town residents are being overlooked when it comes to new development; tourist attraction is being favored over anything that might be useful to the people who actually live here.
- Positive = tax dollars & improvements. Negative = a lot of traffic and too much kitschy glamping
- tourism brings more traffic and noise. I see a lot of litter along SR9. Maybe add trash cans along a new bike path.
- Money for the town jobs for the local community
- The traffic makes driving very hard. Brings revenue to our town.
- (+) increased funds for the town, residual income for residents. (-) saturated
- Already over-reaching lodging & RV resorts. Probably too much.
- Ability to repair infrastructure in town / maintain common areas & parks, no negatives.
- Tourism brings more than transient room taxes. It brings jobs, other taxes, strong growth ordinances can minimize negative impacts.
- Too many ugly lodging accommodations
- Too much lodging & not enough balance with other types of business.
- Commercial development being allowed to degrade quality of life of residents.
- Drivers that don't pay attention to speed limits.
- Over regulation is negative for everyone involved!
- The town has already overregulated this to the point the we will never see the true impact it can have.
- Gives us a way to pay employees and some of the needed upgrades in town
- (-) Lack of housing due to plethora of STRs / more tourists than residents / what commercial we have does not meet residents needs (+) more tax base that can be used to enhance town services to residents
- Illegal airbnb's in our neighborhood.
- Too many short term & RV Park Rentals
- CA plate cars driving too fast on residential roads

- Garbage along roads – traffic moves too fast!!
- Just brings more tourist/traffic – noise
- We have money for improvement of our town! Business' contribute money for charities, town gatherings, cemetery
- Jobs
- Leave the town alone. Stop your big government
- Tourism paves the way for small business growth. This in turn will generate more tax revenue & infrastructure
- Destroying views – making Virgin look stupid w/ wagons and teepees
- Traffic
- Distracts from town's orderliness and beauty (i.e. string of tiny house singlewides along SR9, endless RV parks, etc.)

17. Virgin should actively encourage and support new business.

30 - Strongly agree **36** - Somewhat Agree **20** - Somewhat Disagree

16 - Strongly disagree

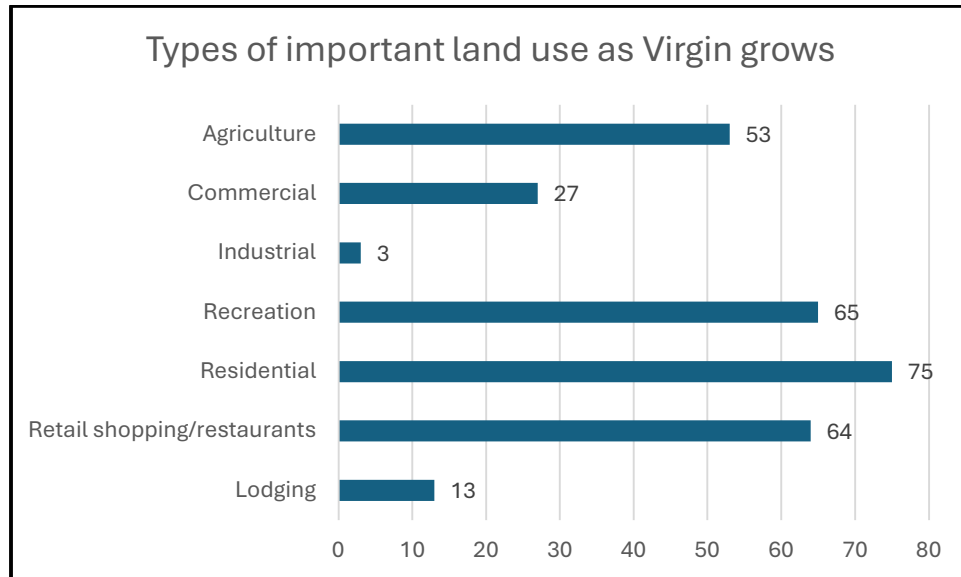


- Not encourage to the point of disrespecting citizens.
- Impact on existing properties (residents) should be protected 1st.
- Post Office!!!
- Anything but more hotel, glamp, trailer parking.
- No business can stay here / wants to stay here because of taxes, regulations, and red tape. How many lawsuits with businesses do we currently have open?
- Keep the town small
- In connection w/ private property owners wishing to sell yes! All are important
- New business – very limited –
- What is meant by encourage and support? Like to see a business that is not tourist based.
- No fast food. Local cool stuff.

- Not lodging!
- Virgin should encourage and support “some kinds of” new business.
- Highly controlled

18. Please circle the types of land use development that are important as Virgin grows?

53 - Agriculture
27 - Commercial
3 - Industrial
65 - Recreation
75 - Residential
64 - Retail shopping/restaurants
13 - Lodging



- More long-term rentals
- Balance, not too much of 1 thing
- Respecting ordinances, protecting residents 1st not developers, create balance
- Protect irrigated land. Support rural lifestyles with livestock.
- We have enough [cross out through “lodging”]
- Conservation of wildlife areas bird migration along river.
- Whatever makes sense to the landowners
- I don’t want to see any new development with government involvement
- This is private property right issue, not a town issue. Whatever makes sense to the landowner
- Too much lodging already
- What kind of Industrial?
- Too much lodging already.

19. What area(s) of town would you like to see commercial uses?

- Mesa road
- Along the sr-9. In the empty patches of ground that absolutely no one is using
- Only the old post office

- None
- Existing east highway resort zone only
- I would not like to see any new commercial use. If it has to be, then along SR9 with a large buffer area between commercial and residential.
- Maybe restaurants towards the east end of town and a few along SR 9
- Sheep Bridge Road eastward.
- None
- Areas closest to entering city limits and exiting
- Honesty no where. If there has to be more commercial development, then keeping that right off the highway and away from current residential areas.
- Sr 9 corridor
- Along SR 9
- Along SR9 and Kolob terrace road.
- Along Highway 9 only
- SR9
- West end of town
- Only on Hwy 9
- maybe grow where there is already some commercial use. Old Post office or near the Fairview hotel
- Along Highway 9
- Depends on the commercial uses. Food truck courts in a residential area NO.
- between Desert Garden and Kolob Terrace Rd on the 9
- Along the highway - easy access for people.
- Separated from residential
- None. Town leadership seems to recognize no boundaries for commercial use. There seems to be a willingness to rezone any property anywhere when requested.
- None, if it is absolutely necessary only along SR9
- Central section of SR9. Not on SB, to the West, south or north of 9 beyond road frontage.
- Along SR 9
- ag tourism - farmer market , pasture to plate beef and craftsmen type
- The highway 9 corridor and Kolob Terrace Road, away from established neighborhoods
- Tasteful, deliberate development on the outskirts and along SR-9
- Along highway 9
- Only on Highway 9 and only in the areas that already have businesses established. Not at the entrance to town.
- Not much. Virgin is primarily a residential town with businesses easy to access in nearby communities.
- Outside of town
- Outside of town
- Along HWY 9
- On SR 9 on central part of town; and on east end that was HRZ (but not on hillsides).
- Hwy 9

- Located along the SR9 corridor toward the east end of Virgin Town
- Along highway 9 - where most of the commercial businesses exist, from the entrance (LaVerkin side) throughout the end.
- North side of SR 9
- None. No more. .
- SR 9 only
- along 9. down main street. It would be cool to have a quant main street with shops and restaurants.
- Along 9.
- Center of town on SR9
- Centrally located. A commercial downtown that is walkable works extremely well in other areas. But concentration is important. Not all along SR9.
- Just along the highway
- Along the highway
- Along Hwy 9 - more restaurants and shops. No more glamping.
- between Balcony One and the new gas station area but NOT east of there
- Highway and major traffic areas
- Too many already
- “Mom and pop” businesses closer to residents. Lodging further towards Zion.
- Only along Hwy 9 where commercial already exists
- SR9 – only the frontage and not going back too far to existing neighborhoods like the White Bison has
- SR9 from Sheep Bridge to east and town boundary. Frontage only, stay out of residential – keep from spreading from SR9 like White Bison
- SR9
- Along Hwy 9
- On the east side of town
- SR9
- The commercial on Highway 9
- Only along Hwy 9.
- Concentrated, NOT spread out, not entire lengths of highway/major roads
- Restricted to 300 feet (maybe up to 500 feet) either side of Route 9
- East most side of town for larger businesses, retail/restaurants in center
- On commercially zoned land only.
- West of Desert Gardens
- North side of Hwy 9. Pike park/BMX, gear shops, guide services. Off Kolob T. Rd.
- Highway 9
- Main town along US9
- Small commercial at the center of town / along SR9 anything that is on SR9
- Any that the landowner wants
- None – private property owner’s choice
- Any that the landowner wants.

- All commercial development should occur on the East side of Virgin
- Along SR9
- SR 9 corridor
- Along the highway and land close to it
- SR 9 corridor
- Far end – away from residential
- East of Sheep Bridge Rd to east end of the old part of town.
- East side of town
- Center & East side for town around ZNP
- Along SR-9 from 170 E to Desert Gardens
- Just along the highway
- Along highway
- None
- West of town
- Close to Hwy 9
- Just the main highway area.
- None
- Hwy 9
- US 9 Highway. Pocketville Rd.
- Far off the corridor
- East to center on highway
- Small biz in center. Tourist biz east end.
- Off SR-9

20. What types of businesses would you like to see in the next 10-20 years?

- Cheap eatery. Neighborhood bar
- Gas station, small ma and pa shops, maybe even food trucks and restaurants.
- Gas station and that's it
- None
- One restaurant, no more hotels or glamping
- A few restaurants would be OK. No more campgrounds, hotels, RV parks etc.
- A few restaurants. No more hotels, Teepees or covered wagons.
- Grocery, post office, more restaurants (fast and sit down)
- None
- A decent size grocery store, the completion of the gas station by Sheep Bridge Road, a car wash, an auto parts store, a feed store like a C A L Ranch and a hardware store.
- Gas station. Bar or coffee shop.
- Cafes/restaurants, small retail and food stores, studios or single work spaces
- Post office
- Bed and breakfasts, small boutique and unique lodging, Bakery, tent camping locations, event center, restaurant with affordable food, small grocery, gas station,
- Restaurants, groceries, gas stations

- Small groceries store, coffee shop
- Restaurants, entertainment venues
- Bar
- small family-owned restaurants.
- Coffee shop, small grocery store, more lunch/dinner eateries
- restaurants, small retail
- I think to keep the charm of Virgin alive, we should focus on light use businesses. Thinking small retail shops, maybe a adventure outfitter, another restaurant or 2. Avoiding larger businesses and franchises.
- Beauty/hair/nail salon, sit down restaurant
- Restaurants, grocery store, retail.
- Retailrestaurants
- While I understand more development is inevitable, I can't think of any business that I, personally, would like to see open here.
- None.
- See no need for additional businesses beyond a post office.
- Restaurants/coffee shop/gift shop/clothing/thrift store
- ag tourism - farmer market , pasture to plate beef and craftsmen type
- Smaller scale, NON lodging businesses. But really Virgin is best as a residential town with the business options that exist in Hurricane/ LaVerkin/
- Restaurants and outdoor outfitters are always welcome. Multi-family housing would be amazing as well!
- Grocery store, more restaurants, swimming pool
- Restaurants (but not fast food chains or food trucks), a small market, artisan shops, a recreation center (how about the town buying the Labrie gas station and putting in an indoor pool, jacuzzi, sauna, etc.) and a post office (which I know you all want as well)!
- Bakery
- Coffee shop and fine dining
- Coffee shops
- A couple restaurants
- In town - restaurants and cafes.
- Small locally owned business
- Art museums small local mom n pop type stores affordable restaurants and bars outdoor retailers
- Local shops that feature agricultural things from our farmers, or handmade crafts, small restaurants like sandwich shop or wine bar or
- Restaurants, Markets, FROZEN CUSTARD, Recreation outlets, Sporting Apparel, Gift Shops
- Zero. I'd like a reduction.
- I'm thinking we are good on lodging? The gas station will be wonderful. Additional restaurants and quaint shops would be great.
- Restaurants or other food retail.
- Grocery store

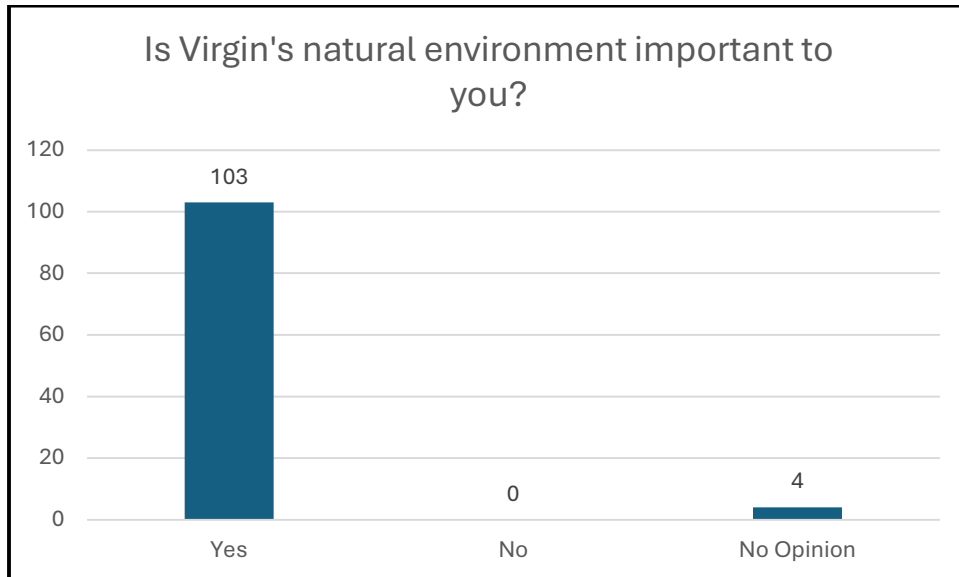
- Local businesses that fill tourist needs. Tubing was a great idea. Small local restaurants, artist studios, guide and gear.
- Small, village type shops from local business owners. Grocery store, cafes - not big businesses or restaurants that are built to cater to tourists
- Small, locally owned shops and restaurants, and maybe a grocery store. Not big "fancy" or "fine dining" restaurants with tourist pricing.
- Coffee shop, bar/restaurants, retail, grocery
- Zion Trading Post to stay, Coffee shop, Restaurant, tour companies but NO retail
- Small lodging, small cafes, gym, swimming pool,
- Too many already
- Local grocery store – Natural Grocer
- Restaurants, maybe a golf course
- Small owned businesses – no chains
- Restaurants (not franchises), shops, arts, supplies, bike rentals, Native American arts, Bodegas, gas station on east end.
- Small mom/pop businesses, if any at all
- Organic restaurants
- Café – small shops
- Retail, groceries, entertainment
- Local, small shops. Developing infrastructure to support major commercial development will destroy this small town.
- Pretty much anything less than 2 stories tall.
- Restaurants, small retail, small agricultural
- Restaurants. I like the idea of the outdoor theatre once mentioned. A few gift shops, not too many.
- Dairy Queen – Ice Cream – Affordable food
- Mountain bike tourism, it's already happening and it's quiet.
- Small gift shops, food
- Restaurants, gas stations
- Health & wellness focus; small mom & pop restaurants & retail; music & entertainment
- The ones the landowners choose to start with their lands and funds.
- Any that the landowner wants.
- Coffee shop
- Restaurants, gift shops, apparel, coffee shop
- Restaurants, cafés, convenience stores,
- All kinds
- Retail, restaurants and the gas station open
- None
- Places for local people to sell their goods, vineyard/wine tasting
- Small, quaint businesses & restaurants – not chains –
- Quality restaurants, unique businesses
- Burger joint, POST OFFICE please!

- Refreshments/historical/artist additions
- None
- Retail downtown area
- Car wash, laundry mat, bike shop
- Business that not tourist based. High tech.
- Gas station
- None
- Local owned restaurants and retail shopping
- Art,
- Bars, cafes, restaurant
- NO MORE lodging or group homes. More long-term rentals. Restaurants, bars, prof. offices, farmers market, vineyards, small retail, mail/package store
- Restaurants that comply with dark sky. Something besides RV parks and glamping.

Environmental Survey Questions

21. Is the Town of Virgin's natural environment important to you?

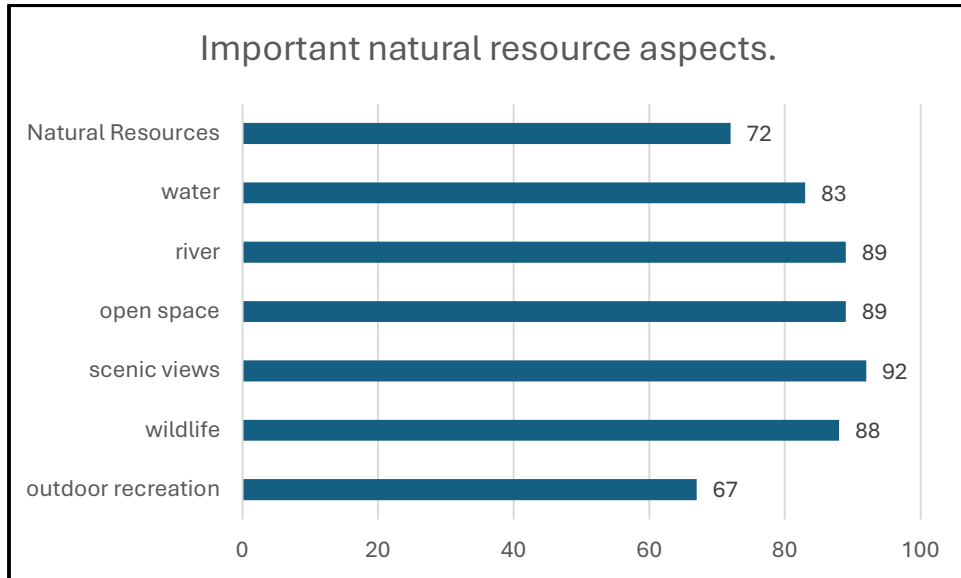
103 - Yes 0 - No 4 - No opinion



- What does this even mean? Please define natural environment.
- I don't understand this question
- "Natural environment" needs to be defined
- What is the definition of "natural environment"? It is unclear
- What is the town of Virgin's natural environment? Are people part of nature?

22. If yes, what aspects are important to you? (Circle all that apply)

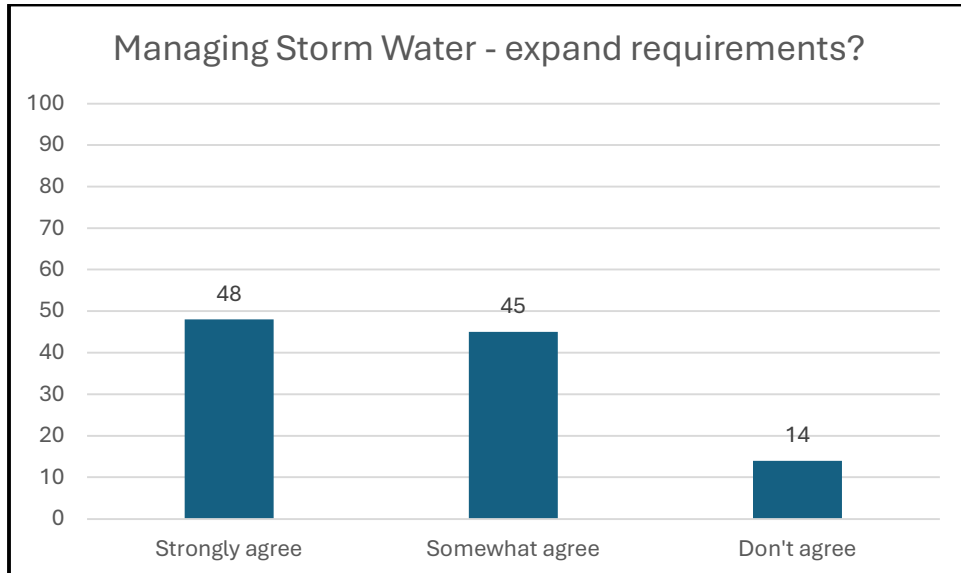
72 - Natural resources **83** – Water **89** – River **89** - Open space **92** - Scenic views
88 – Wildlife **67** - Outdoor recreation



- Dark Sky – We got it! Let’s keep it!
- “Open space, scenic views, outdoor recreation” – not natural resources
- Only water, river and wildlife are natural resources
- Water and wildlife - the only natural resources in this list.
- Water & wildlife are the only true natural resources. The rest are subjective.
- Dark sky

23. Managing Storm Water. With new growth and development, should Virgin expand requirements to manage flash flood dangers?

48 - Strongly agree **45** - Somewhat agree **14** - Don't Agree



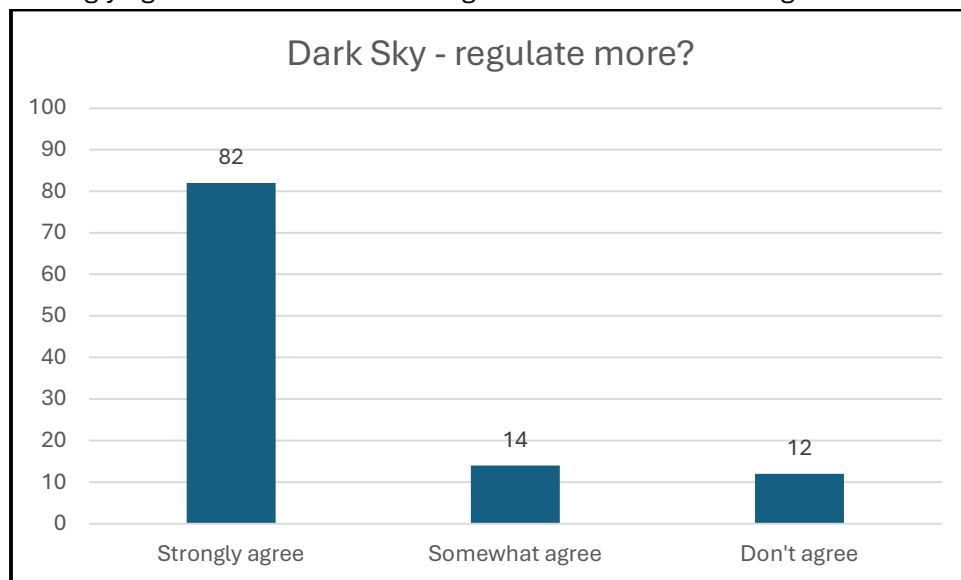
- I have a wash on the BLM that floods 4 lots in my neighborhood.
- Town Engineer should clear before permit. There is not a place within the boundary of Virgin not in danger!
- NOT just manage... Accommodate, protect natural drainages
- Doesn't it just flow down to the river? Maintain the flood zone.
- No. You already have stuff in place. Those are also two separate issues.
- "storm water" and "flash flood" two different. Already covered. This just adds more regulations!
- There are already too many regulations!
- We need to respect the natural drainages to avoid man-made disasters

24. Dark Sky. Growth and development bring lighting. Should Virgin regulate lighting more than it does now, to ensure safety while protecting Dark Sky?

82 - Strongly agree

14 - Somewhat agree

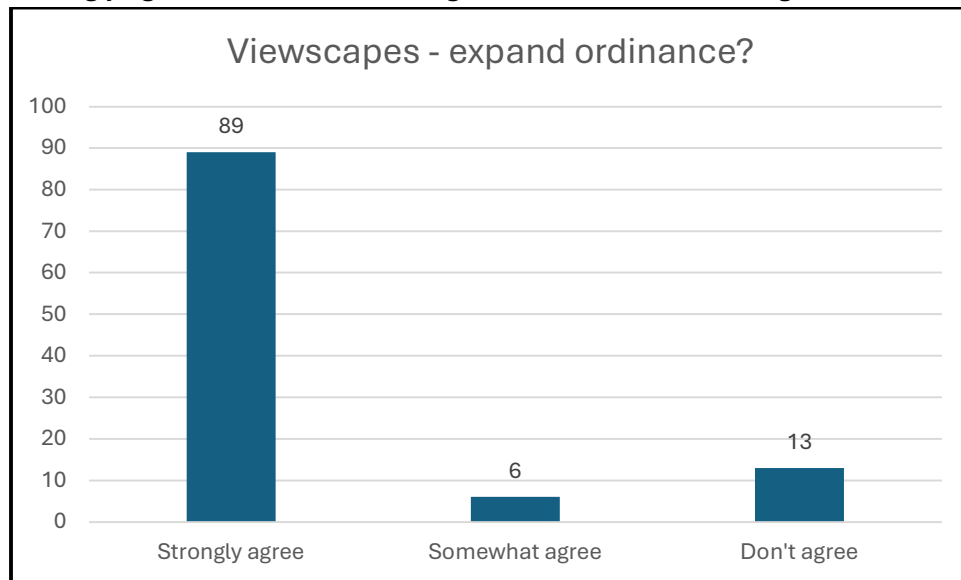
12 - Don't Agree



- Don't agree. We have a good ordinance now.
- Yes, Yes, Yes. We don't even use our porch light. We see too much light.
- Help residents shield existing lights
- No brainer! Another big tourist draw.
- No. We already have regulations for this.
- Can you block out the sun to please?
- Loaded question. We are not an HOA. Already too many regulations. Can we turn off the moon?
- Balcony One could lose some outdoor lights.
- Balcony One is overboard! Eliminate ½ the lights

25. Viewscapes. Millions of people come here to see our breathtaking views. Flat top mesas, the Towers of Zion, and cottonwood lined streams. Should Virgin consider expanding the ordinances that protect these viewscapes?

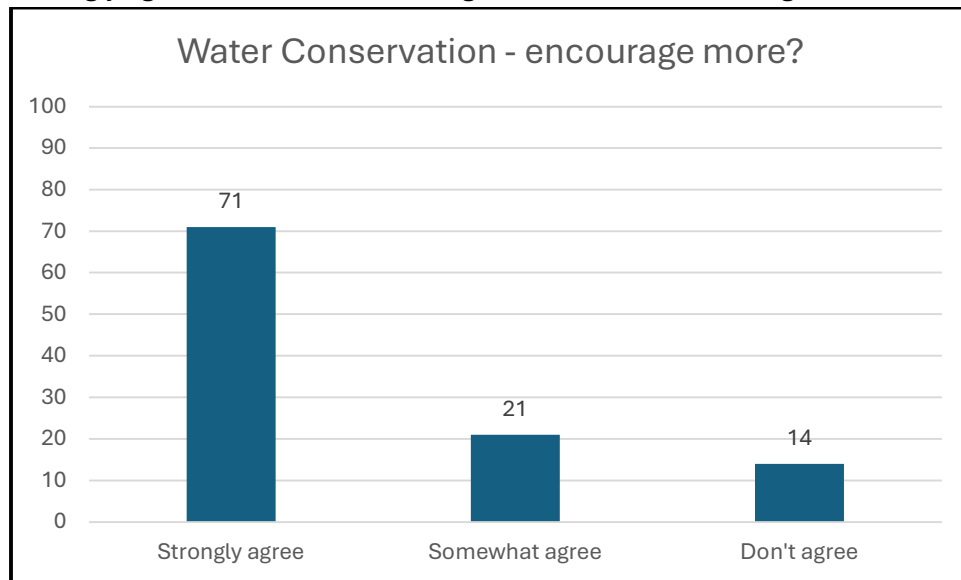
89 - Strongly agree 6 - Somewhat agree 13 - Don't agree



- We have plenty on the books now. Enforce them.
- No. It is unconstitutional and against my religion to require others to do what I want with their own private property when it does not harm myself or other. If you personally want a view you should buy all the land within your "View."
- This is a private property owner issue
- Further regulating private property. It's already covered. Every time someone "gets" a viewscape – someone loses one – it will never work.
- Opinion. We are not an HOA! Buy the view if you want but don't regulate more
- We already messed up, ruined our corridor, mighty dollar. Virgin is getting ruined & people that uses it make it worse. Auto camp White Buffalo all of those places, Bad!

26. Water Conservation. We live in a high desert environment with a limited water supply. Should Virgin consider expanding policies, programs, and ordinances that "encourage" desert landscaping, and avoid invasive water hungry species such as bamboo?

71 - Strongly agree 21 - Somewhat agree 14 - Don't Agree



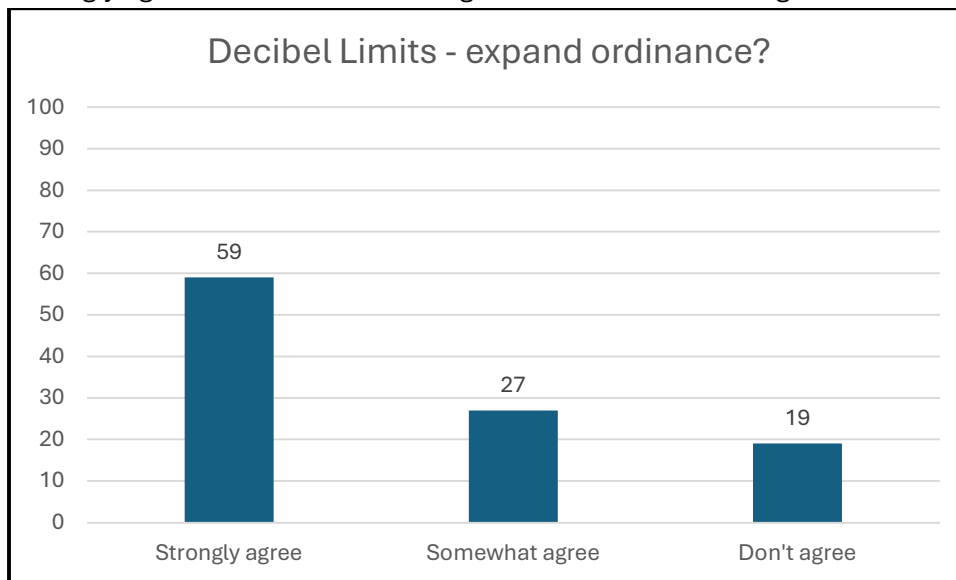
- I have already done this in my yard. Definitely education and penalties for over water usage.
- Neighborhoods too different... old town v. uplands/desert.
- What we have now is fine. No need to go overboard.
- Without trees – green areas – will create more desert. *See study in Japan that lost green areas – stopped rainfall. They now plant garden roof tops.
- Tamarisk, lawn [written next to bamboo]
- Desert landscaping actually causes more water problems. It should be up to the landowners. Secondary water holders should disagree with this regulation.
- We live next to the Virgin river
- More regulations!! We are not an HOA! Leave it to the landowner
- We are not an HOA! Secondary water users should all disagree with these regulations.
- Bamboo – weird example?
- Where is the bamboo? What is “encourage”

27. Decibel Limits. Noise limits currently apply to wind energy systems (50 decibels beyond property) and in Highway Resort Zones (no more than 50 decibels between 10 pm and 7 am). Nuisance ordinances apply to all properties. Should Virgin consider expanding these ordinances?

59 - Strongly agree

27 - Somewhat agree

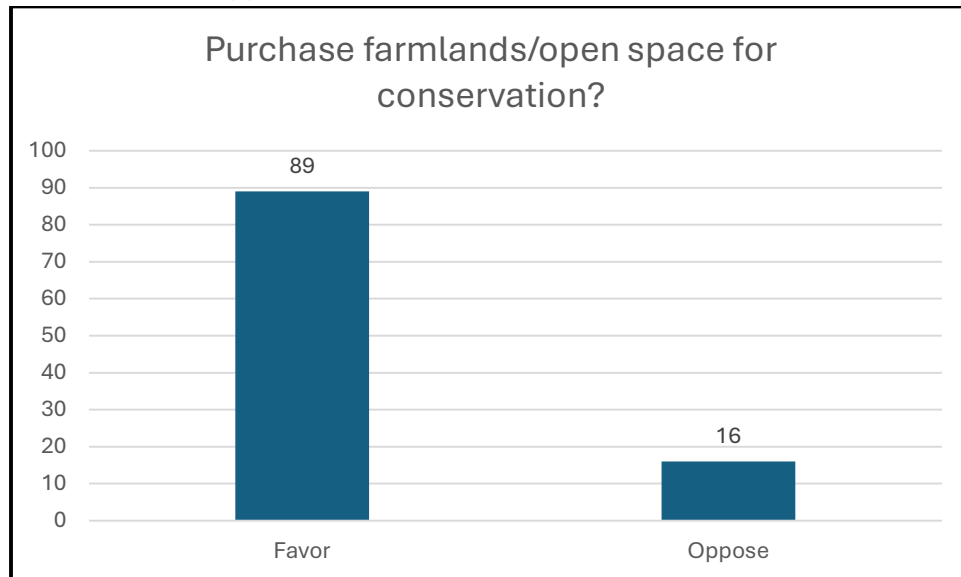
19 - Don't agree



- If this is making tighter ordinances, I strongly agree
- If it means tightening noise ordinances – I strongly agree. Restaurants that want to regularly have live music should be required to keep it inside!
- Outdoor music sound travels & disrupts residential properties
- Not an issue for us.
- Noise is from freeway. I'm close to a windmill, never heard noise.
- Guess you'd have to get rid of your party house...
- My farts on the toilet usually occur before 6 am.
- Stop regulations
- We are not an HOA! Surprising that there isn't any regulation on parties at the current Town Square.
- Noise ordinances for STRs
- Somewhat agree – good luck
- Don't need wind energy systems

28. Do you favor or oppose purchasing farmlands, and open space for conservation?

89 - Favor 16 - Oppose

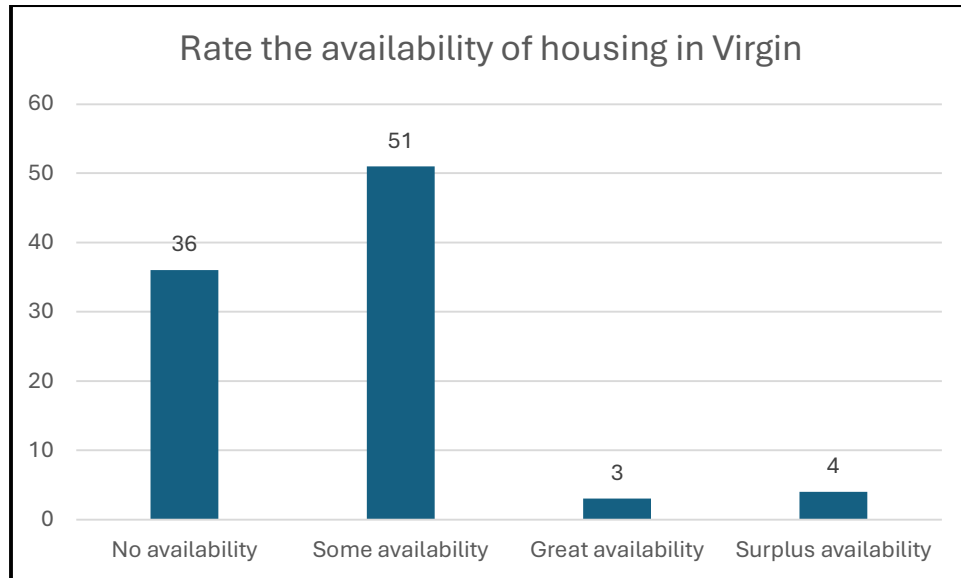


- I favor Virgin supporting open space conservation by developing a plan for town parks. Town parks should be for citizens and not favor commercial businesses. The town should work to acquire surrounding BLM & SITLA lands, for parks & recreation development.
- Purchase conservation easements – land remains privately owned. Owner compensated to sell development rights.
- Much needed to maintain quality environment conserve wildlife!!
- Provided there is recreational access – climbing, bike, hike
- With what money? Why? Zion is right up the street.
- Virgin is bankrupt
- Who is purchasing? The landowner can and should make their own choice regarding this.
- This is a private property rights issue.
- Depends on the area
- More if needed
- Not the city's responsibility!
- Define conservation
- Oppose, unless you offer going prices
- Not close it to public

Housing Survey Questions

29. How would you rate the availability of housing in Virgin?

36 - No availability **51** - Some Availability **3** - Great Availability **4** - Surplus Availability



- There are some rental homes. Don't see the need for apartments.
- Some available and out of reach for many.
- Not available unless you have a million \$\$
- Everyone here seems to have a home here.
- The consequence of over regulation
- Regulations made it too expensive
- Surplus availability – RV pads & overnight housing.
- If you have enough \$
- But expensive

30. What types of housing do you want to see in Virgin? (Check all that apply)

101 - Single family homes

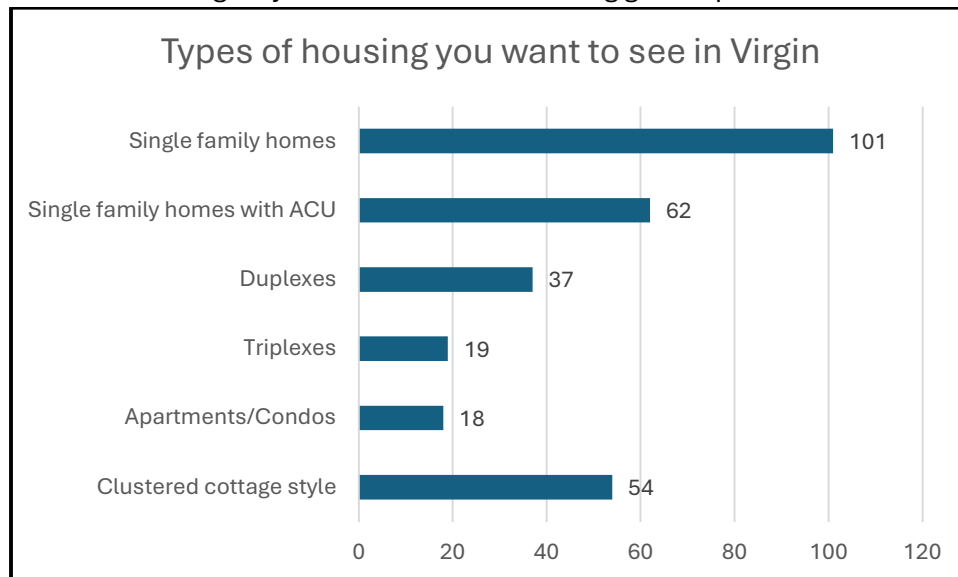
62 - Single family homes with an Accessory Dwelling Unit

37 - Duplexes

19 - Triplexes

18 - Apartments/Condominium

54 - Clustered cottage style homes with surrounding green space



- Strong conservation ordinances. Height restrictions [after checking “Apartments/Condominiums”]
- Focus on owner-occupied. Discourage investors/landlords
- Let residents have the advantage over developers for once [written next to ACUs]. Yuck! [written next to duplexes and triplexes]
- Whatever the landowners want to build. This is a private property owner issue.
- This is a private property owner issue
- Whatever the private property landowner wants to build
- Private rights issue. If you build it, they will come.
- Limited – but as it is now [pointing to first two choices] We don’t need to provide housing for employees who work in Springdale – let them deal with that [pointing to all the rest of the choices]
- Duplexes – No No Triplexes – No No Apartments/Condominium – Hell No. We should limit the amount before it’s over grown.
- Single family with an Accessory Dwelling Unit – not for vac. rental

31. How do you think the community should address the housing needs of low-income households, seniors, and people with disabilities?

- Do nothing
- Not much we can do. Improve infrastructure to make building easier and cheaper.
- don't

- Allow the market to solve this challenge
- They shouldn't
- I don't think it's the city's responsibility
- Better services and access. We need transportation services to come out to Virgin and vicinity. Now that is only available to STG residents who are also part of Washington County. We are paying more for transportation services with the new bus. We need affordable, equal access that the rest of the county has. I feel very strongly about this topic as we have disabled family members in our household and senior neighbors.
- I think this area is remote enough that low-income housing is a bad idea. Assistance for seniors and disabled should be addressed
- I can see the benefits of clustered cottage-style homes with surrounding green spaces.
- Mixed use areas encouraging small housing combined with small businesses
- Low-income housing
- The town should develop housing zone that would allow for not compact housing developments. The town should also allow more businesses to provide work opportunities in the local area.
- Multi-family housing
- Unless you are willing to subsidize to the federal government it's an unreasonable expectation to think that virgin is a place where those people can thrive
- Duh
- Absolutely everywhere but, not by me!!!
- Don't know
- Less short-term rentals and more affordable housing
- appropriate zoning and planning would help but we have a very poor record on that score.
- We should allow for more higher density/lower cost housing options, and exclude them from being short term rentals.
- create an area with smaller lots for smaller homes
- Duplex, tiny homes.
- Develop section 8 housing
- No opinion
- Not the town's responsibility. If it is profitable and of interest to developers then these areas will be addressed. Government intervention will not help the situation. Look what the push for vacation rentals has done to housing market.
- Allow duplexes and allow clustering in new subdivisions
- don't bring in box retail that needs constant employees
- Small houses on small properties.
- I'm not familiar with any state or federal funding for affordable housing, but it exists in Springdale. It could be helpful to look at how that came about and follow their lead.
- A limited amount of single level apartments
- Not sure
- More apartment style, community housing with green spaces
- Low income: seek communities they can afford. Seniors: age in place
- The local governments shouldn't be involved

- They shouldn't address
- Low-income housing developments
- Difficult issue to solve
- This is not just an issue in Virgin, this is a national issue. Home buying and affordable housing should not be a primary focus for the town as the costs of buying a home are not what they used to be. The focus should be on small business infrastructure, community spaces, preserving the landscape with implementation of small town infrastructure (paths or walkways) - all while maintaining what Virgin has been, a small farming town that has a little bit of "redneck" wild west vibes. Commerce can be positive if it is the right type of commerce for this community.
- Tax breaks
- Apartments tend to attract difficult tenants, so it's tricky. duplexes or triplexes may work better.
- I don't have any expertise in this. I am concerned with overgrowth of multi-family units because of the negative impact surrounding home values.
- Stop allowing so many overnight and short-term rentals
- It seems like more of a county issue with the raising of property taxes. But, not allowing overnight rentals would be a good start.
- I think multi-family units are good for low income and while I'd prefer single family homes, I understand that multi family is needed.
- This is not a requirement for our town, there isn't a "need" for low-income housing in Virgin
- I don't know how they would necessarily address it but it does need to be looked at and considered
- Not Virgin's problem
- Force developers to construct housing that is more affordable.
- Don't feel apartments are the answer. Low income would be hard to commute and pay traveling – no need duplexes – small homes where rooms can be rented.
- Get creative! Affordable housing needs creative minds, who aren't just looking out for themselves. Give tax breaks.
- Personally, I don't think we need to address this at all.
- Not sure Virgin has the resources to address these...
- I don't think these are issues that local government's responsibility. This is why we have families, civic groups, and churches.
- Red hawk style apartments or similar denser housing
- Virgin is a small town. Not every town can accommodate that. A rest home would be fine but no low income housing.
- ?
- Allow for modular, experimental and mobile homes, basically tiny house dwellings.
- All development should have these points added to any future projects. Subdivisions, roads, recreation.
- This is regulated by the state. Why should we even be involved?
- NO absolutely not
- The real question is "should we?" State regulates these well enough

- The state regulates this well enough. These are uses not housing types.
- Allow clustering in subdivisions. Allow duplexes.
- Give some incentive to the developers to make it affordable for them to build
- Identify areas for these uses once H2O study results are in. Don't have them in one spot.
- Create places for them.
- In favor of creating all –
- Don't need to – let larger city do this
- Only if it lowers our property taxes
- Build some – cooperate with willing developer
- It's not our responsibility to provide housing for others
- Small lots now that we are getting sewer
- Self help homes.
- For the seniors and disabled
- Provide land to build low income housing
- Well they can go where it's available.
- Allow rental of part of home 2 family
- Prohibit short-term rental – encourage conversion to long-term.

32. Do you think there are areas appropriate for more density? Where?

- Mesa road
- Not really. Virgin is nice because it's spread out. Even if we grow we should keep our elbow room
- No
- No
- No
- No
- None
- No opinion, but it seems that closer to town would afford more access?
- Yes. Areas away for the original town site East and West
- Maybe where Fort Zion is right now. Or where some of the glamping has been staked out to grow. For example, the newest short term rental area near White Bison with the high density mobile homes would've been really nice if it was for residents and not tourists.
- SR9 and Main Street
- No
- Yes area around the cemetery. And by the small water tank.
- Desert gardens/Rio de Sion
- No
- Maybe in the area of the airstream trailers and teepee huts. That seems to be a cluster area.
- IDK
- I'm sure but I'm not prepared to say where.
- Yes, closer to commercial zones.
- I do not know.

- No.
- NO
- not really
- The "downtown" areas of Pocketville Road and around the Town Park and Town Hall can be developed at a higher density
- Along SR-9 and on the outskirts of town
- Not sure
- Yes, along Hwy 9
- No
- No
- No.
- LaVerkin
- The ktr road
- Not at this time. When and if Virgin gets a sewer system then higher density is a possibility
- Honestly not sure.
- Far northwest
- No. I prefer no more homes and no more availability for tourists and short-term rentals.
- No
- downtown
- Perhaps nearest the heart of the city. Most people seeking lower density areas have chosen or will choose those areas to live in.
- North side of SR9, west of Pocketville
- No
- Yes. St. George.
- No
- Not sure
- No
- More on the south side of Hwy 9 that is more developed already.
- Lots of issues with the environment – flooding, erosion, water limitations. Hard to safely engineer new development without endangering some existing properties.
- Yes. Be creative!
- LaVerkin
- East end where motels and tourist dwellings
- I would not say appropriate. But I think more density should be considered and we should look for areas where it would not be objectionable.
- LaVerkin, Hurricane
- No
- New highway or places zoned residential
- Maintain Mesa Mountain views, low-rise – 1 story. Southwest of Desert Gardens
- Town center. Living space over studio/ shop retail.
- No
- No

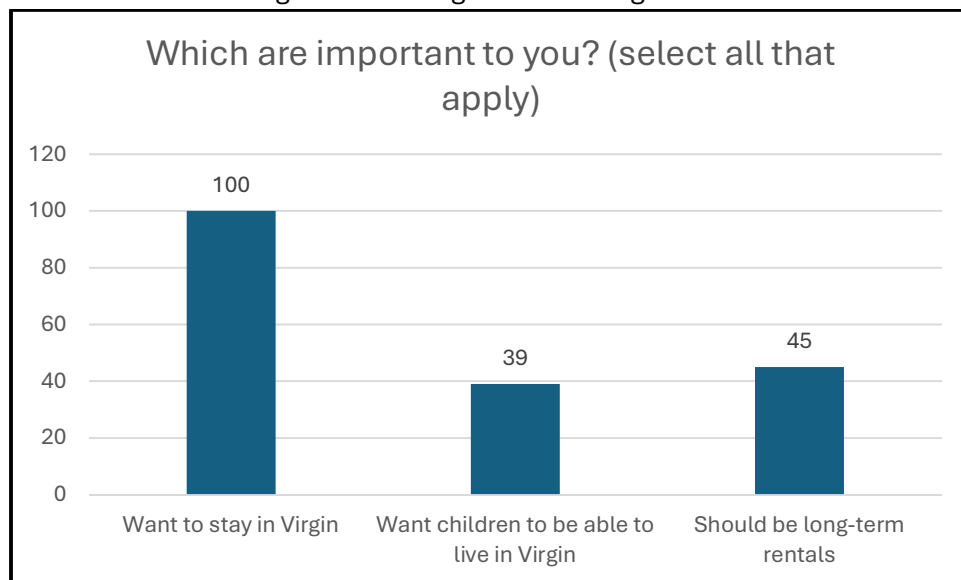
- No comment
- The ones in our General Plan. All the HOAs.
- Over the river and through the woods
- This is not an appropriate question, unless you want people to say, as long as it's not in my back yard." and regulating other's property.
- This invites NIMBYS to have too much power over property rights of others. Why is the town involved in the real estate industry?
- No
- Yes. In the areas of lodge close to the surface
- The geologic studies clearly show these areas. Refer to them
- Nope
- Along the SR9
- Yes
- Absolutely north of SR9
- What is more density? ¼ acre lots? What will you do about sewer?
- No
- Not in Virgin
- Pocketville Rd.
- No
- Center – old part of town
- Town center

33. Which of the following do you feel are important: (select all that apply)

100 - I want to stay in Virgin now and through retirement.

39 - I want my children to be able to stay and live in Virgin.

45 - There should be long-term housing for rent in Virgin.

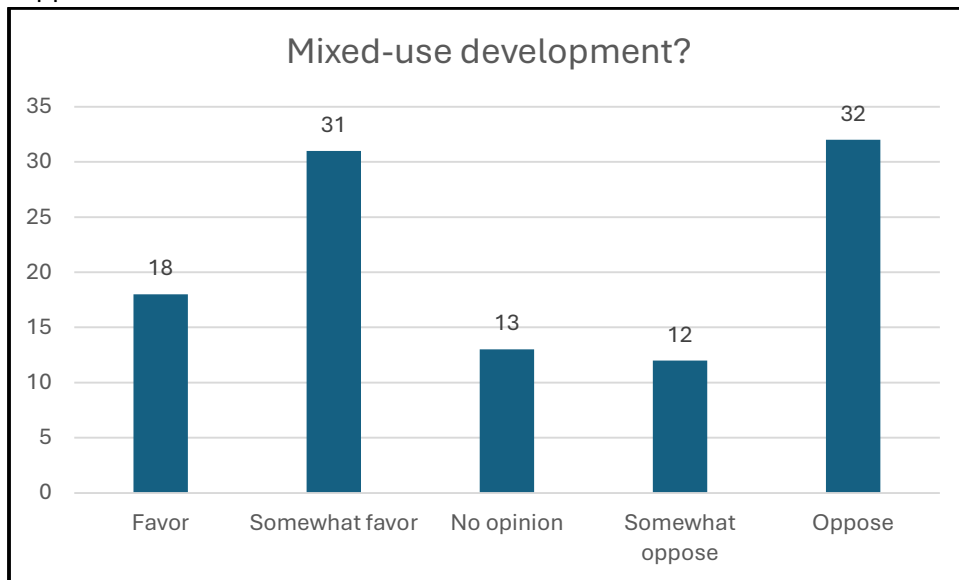


- Moving

- [Question mark by first option] I thought so, but there is so much traffic now and excess tourism.
- Apartments, duplexes, affordable housing [note by long-term housing].
- Virgin needs to figure out how to stay a livable community for residents
- We're too small [cross out through "long-term housing"]
- This is only applicable to a small percentage of residents. I don't think adding more regulations and turning our town into a luxury HOA will make this possible [children statement]. There already is deregulation would allow these to happen.
- Unless they get regulated out [written by children statement]
- Less regulation would allow these to happen. There already is [long-term housing for rent]
- "I want my children to be able to stay and live in Virgin" if they choose

34. Do you favor or oppose mixed-use development with both residential and commercial uses within the same building or complex?

18 – Favor **31** - Somewhat favor **13** - No opinion **12** - Somewhat oppose
32 - Oppose

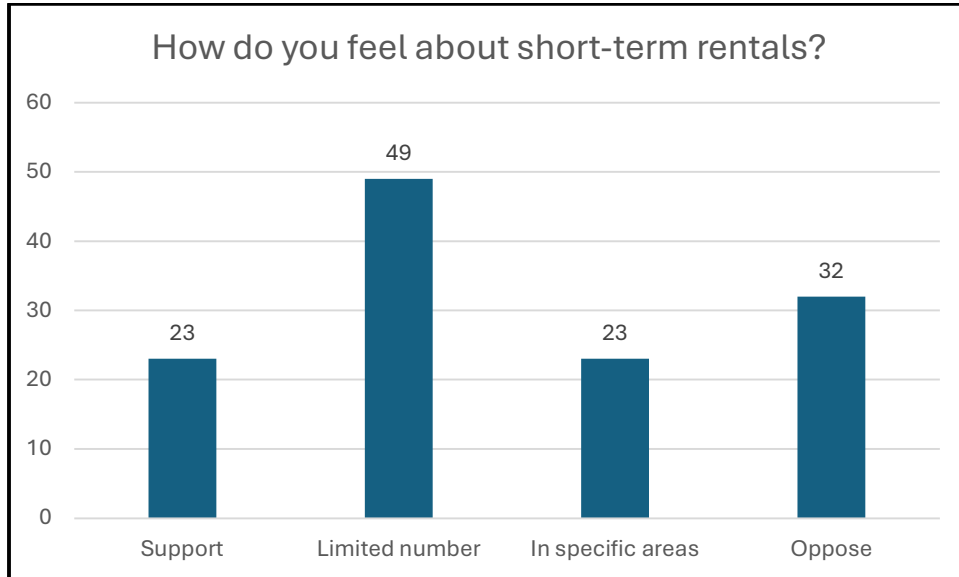


- We are in a tourist area. People using the commercial that are on vacation – not a good mix.
- Only for employees of the commercial entity with strong ordinances.
- Some mixed use for employee housing perhaps, but otherwise, this is more of an urban model.
- Very favorable to professional artists and craftsmen.
- We already allow this and should not consider making more regulations for issues that cause no harm to others.
- Private ownership issue only
- If the private property owner doesn't mind, why should I?
- The current regulations on this will keep out all of this kind of development.

- No opinion, until I hear what is proposed. My opinion would change depending on type of resi/comm
- Somewhat favor, if in commercial areas

35. How do you feel about short-term rentals, such as Airbnb, VRBO, etc.?

23 – Support **49** - Limited in number **23** - In specific areas **32** - Oppose



Comments:

- There's too many now
- Only in people who live in the houses no investors
- I oppose any non-owner occupied STR
- There again it brings more noise, traffic and people ringing your doorbell at 3 am.
- I think these are fine if they are part of someone's home. For instance, if the people or family still live on property and rent out part of their home or an auxiliary unit in the backyard. Basically as long as it's not taking away a housing opportunity for a local. I strongly oppose if it's like an investor coming in and buying an entire house or plot of land and then making that an Airbnb. That should be restricted. But honestly it feels totally different if the family lives on the property already.
- With town ordinance rules in place (i.e. owner must live on property or manager in place)
- Too many already
- I support but feel we could cap the numbers as there are many...
- If they were limited to a small number (4-6) ppl maximum, I might change my opinion.
- At this point I feel we are pretty saturated on short term rentals. I'm ok with limited additional single unit rentals, but large scale operations like RV parks/cabins/glamping tents we don't need any more.
- I like rules. People in my neighborhood knowingly ignore the rules. I've previously had rental property in Texas that incurred substantial damage from a couple of different renters who didn't care that they damaged my property. I hate the idea that people like that might be residing near my home.

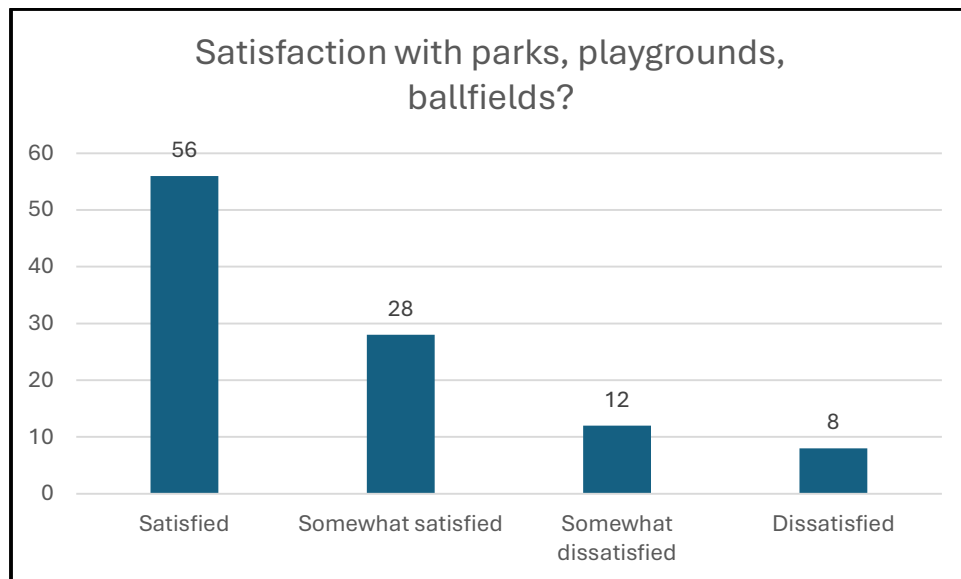
- Currently out of control
- It's just out of control--I support my neighbors with 4 or less Airbnb's but it has hurt even their business to allow so many huge short term rental projects next door, like the wagons, airstreams, and new zipkits.
- Residential hosting with real citizens living in the home is great. It allows people to make a living without destroying the character of the town.
- Not in support of large-scale short-term lodging developments
- No more than 20% of available housing units
- If they meet town requirements and are properly licensed!!
- We currently have a plethora of str in Virgin. We do not need any more at this time.
- I wonder about capacity. Are we about there? I want to keep the ordinance that a resident needs to live on the property.
- Small single-renter units seem appropriate for Virgin but. am opposed to large, multi-family units and all that comes with them; many vehicles, greater likelihood of noise ordinance violations and higher water use.
- Areas need local neighbor approval, maybe 70 percent or similar
- People staying in short-term rentals do not care about the enjoyment of the locals that live nearby. They are on vacation and are often disruptive during their stay. It also takes away from the available housing inventory for those who need long term housing.
- This goes back to bringing tourists into our neighborhoods. They come here and party and make a lot of noise and leave trash, and they don't care that they are surrounded by people who live here. On top of that, having them in our neighborhoods makes us feel less safe.
- We don't need more short-term rentals. I believe it is over-developed already.
- Not good to mix vacationers with full-time residents – noise, disrespect, parking & more
- They are commercial. Keep them in commercial zones or face consequences of non-compliance.
- We need long-term housing. Short-term destroys that.
- Turns housing into a commercial property & increase housing costs for others.
- The regulation is place now is good.
- Limit number & size (1-story limit)
- AirBnB is my only source of income. Moab town council put a limit on any more R.H.F. That helped existing rentals.
- Having a healthy balance in community is important.
- Some people in this world believe it is their God given birthright to tell others how they need to live and what they should do with their property. But that's not me.
- Private property owner issue
- This question has already been answered in opposition to the original allowance of them, thus shutting them down
- The town already went back on their original decision to allow these on a limited basis, so virtually shut it all down. They should be allowed in order to get more housing built and in the inventory.
- Driveway trailers should not be rentals!
- Our town has opened the gate on this and needs to do a better job

- Increases traffic on my street
- No More!!
- No more – biggest reason for inflated land & house prices
- Hosted – should police non-legal listings
- Residential hosting or owners should live in town is preferred.
- Slow it down!
- If people live in homes, not commercial
- No more
- Zoned for STR – not spread/sprinkled thru neighborhoods

Public Services Questions

36. Are you satisfied or dissatisfied with the amount of recreational facilities such as parks, playgrounds, and ballfields?

56 – Satisfied 28 - Somewhat satisfied 12 - Somewhat dissatisfied 8 - Dissatisfied



- I have a park in my neighborhood – Pocketville Hallow that has been neglected and not developed for this side of SR9. Now the mayor wants to repurpose it for a commercial business liquor license
- The 'taking' repurposing of parks is the wrong way to create commercial growth.
- Waiting for the newly named park to change, expand.
- We already have two. Plus our new building. Plus the HTS.
- We have plenty of park for the amount of population
- We need a kayak & tubing park in the river

37. What improvements, if any, should be made to these sites? (Comment)

- Again, after we improve our necessary infrastructure. I'd personally like to see a tennis court. We have pickleball but some residents (myself included) would love to have a small tennis court
- More connected access to parks. For those residents that live outside of the main town core, you can only safely access currently via vehicle. There needs to be safe trail access to connect parks for all residents and visitors.
- Maybe better upkeep but adequate for now
- I think these sites are really nice. The town park has a bit of everything.
- The field needs to be redone to make it usable for something. Adding more recreational area like baseball fields soccer fields and softball fields.
- Extrication of dog crap around the park
- The parks are all well maintained.
- It would be nice if we have one nice large park in town with adequate parking, play area for kids, some picnic areas, etc. We have people from all over the world that come here to mountain bike. Creating a mountain bike skills park could be a great way to draw more of these people into town where they can also spend money on lodging and dining.
- Existing facilities should be well maintained. That's all.
- None. We live in an area with vast opportunities for recreation. I so know need to spend on additional facilities.
- we live next the national park - that is enough. More horse trails
- They seem nice! I don't use them very often.
- I think they are fine but we don't need any more.
- A recreation center including an indoor community pool, jacuzzi, sauna,; pickleball and tennis and basketball courts - more and improved; benches on pathways and in parks.
- Shade for the playgrounds
- More open space in general. Improvements such as more playground equipment and shade structures
- Anything that can enhance the draw of being used by residents
- More recreation facilities just bring more people and congestion. There is already too much recreation in the area. I vote for no recreational improvements.
- make more of them and make them more attractive. Moderate landscape, weed free, etc.
- Entry road to Falls Park
- The basketball hoops needs to be upgraded at the town park
- The main park has terrible basketball hoops. Maybe the "new" town office could also be used as a community/rec center.
- More shade structure and fire pits at falls park would be nice
- Small splash pad would be nice for kids during summer months
- Indoor basketball court – in church – open to residents
- Parks are a precious, valuable, calming asset of a well-managed & well planned town. If we have them, they will come!!
- New playground equipment, shade structures, new surface for pickleball courts, more parks in town, benches, etc.
- Encourage local leagues, tournaments to get us playing together. Dedicated dog park.

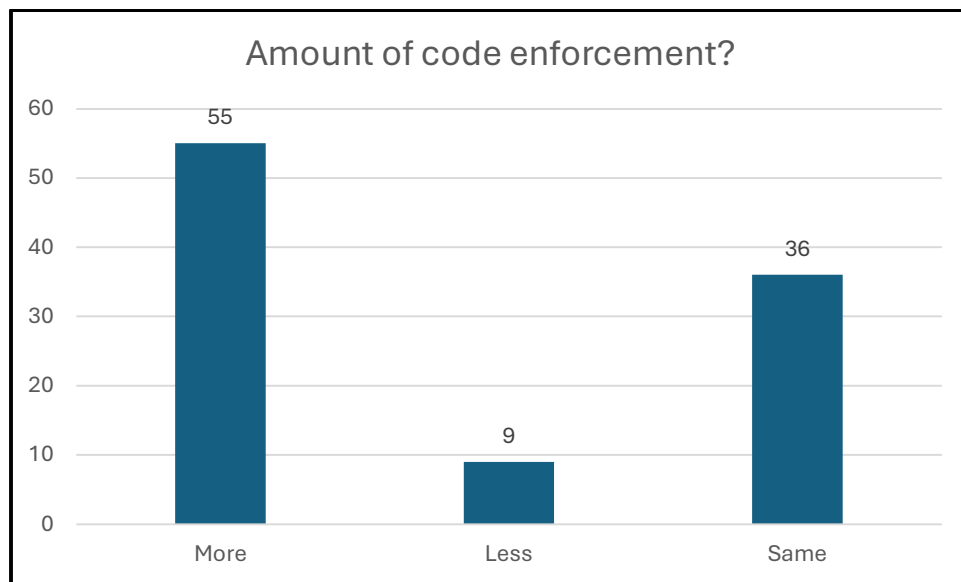
- No comment
- Small event park (newly named) to be made.
- New town bldg. – fee to use to maintain expenses for utilities, etc. Enforce security/rules
- BMX track and surrounding area is a gem for biking. Let local cyclist-residents polish it.
- Pickleball courts need fixing and lights
- Access to all easements (River)
- Less goat heads and sticker burs in grass at the park. Let's make a party out of it!
- With what money?
- Less goat heads and grass burs
- Better care
- Falls Park needs improvements
- Create more youth oriented programs that utilize parks
- Involve more youth programs as well as senior programs & events
- Should be “ready for use” at all times, meaning maintenance would be on going
- Overall – want beauty and areas for natural refuge where people can stop, rest & enjoy area.
- Already nice for small town
- I think they are good
- More playground equipment for children
- [There seems to be] more concern with supporting businesses and eliminating parks than creating new ones.

38. Should the amount of Code Enforcement be:

55 - More

9 - Less

36 - Same

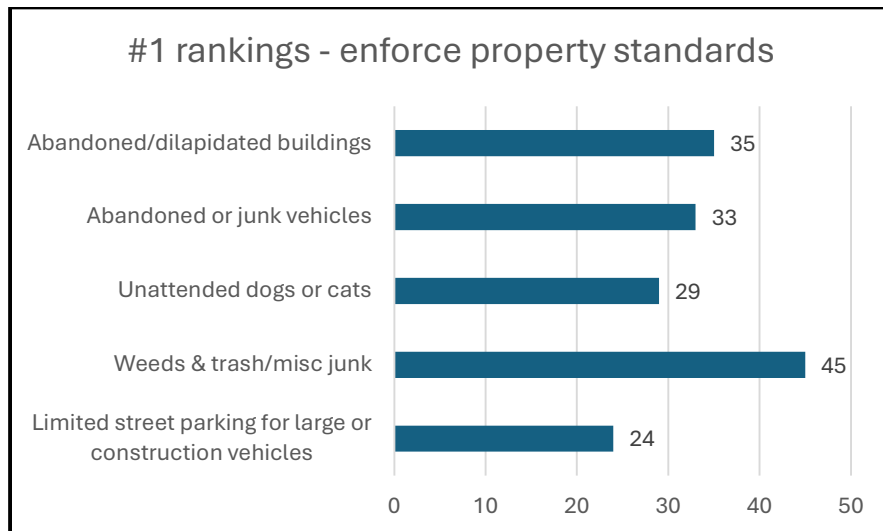


- Don't know
- There is none!
- Come on folks! Let's work hard to make our town safe, beautiful & respected. People will flock here.

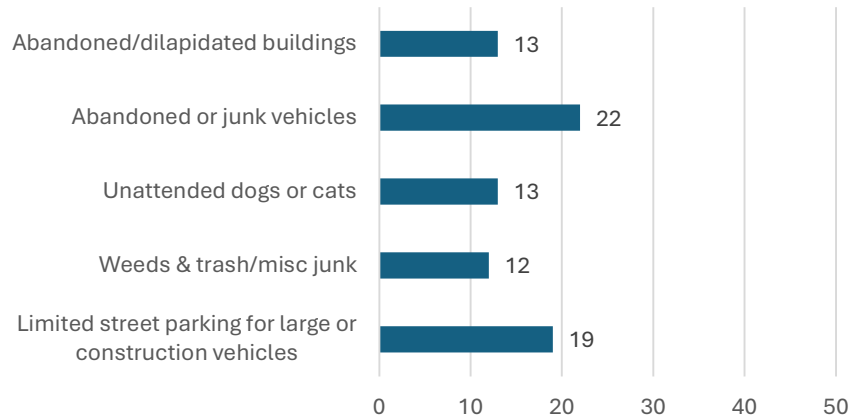
- Enforce code that clearly has public benefit. Modify or remove code that does not.
- Enforce security/rules
- What use are codes if they are not enforced?
- Why did you hire someone? Encourages living like the Nazis.
- We don't need code enforcement use the courts!
- This creates more people "telling" on their neighbors, similar to what people lived through during Nazi Regime
- Too much already. Why did someone get hired already, because now they need to justify their job.
- If we have codes they should be enforced
- Same, but crack down on illegal Airbnb

39. How important is it for Virgin to enforce property standards for: (Please rate 1 to 5 – with 1 being the most important)

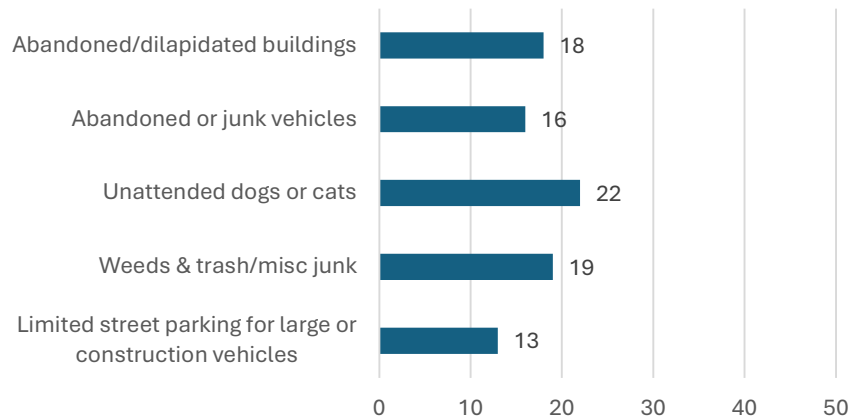
	1	2	3	4	5
Abandoned/dilapidated buildings	35	13	17	14	17
Abandoned or junk vehicles	33	21	16	11	16
Unattended dogs or cats	28	13	22	10	24
Weeds and Trash/miscellaneous junk	44	12	18	15	13
Limited Street parking for large and construction vehicles	24	18	13	19	22



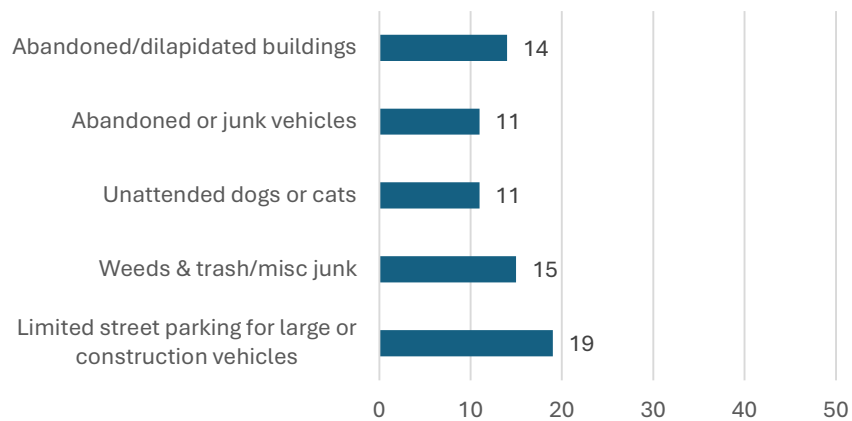
#2 rankings - enforce property standards

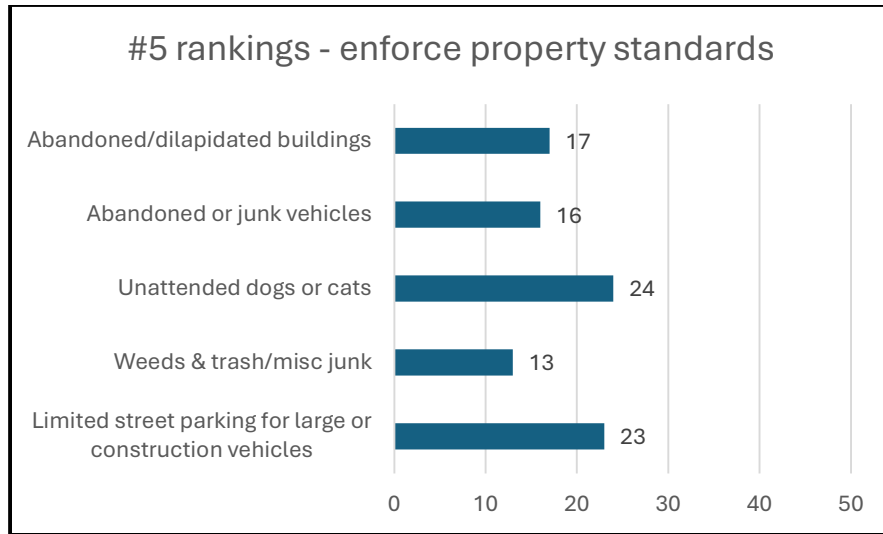


#3 rankings - enforce property standards



#4 rankings - enforce property standards





Comments:

- Doesn't matter if it is on private property
- We need to have a sense of pride in the appearance of our homes & yards, if some yards appear to be in disarray, perhaps we need to help, not enforcement.
- Generally do not support this as = gentrification. Town should maintain its streets, shoulders, weeds, not allow private citizens to block public use.
- Not an issue [written by "Unattended dogs or cats"]. Not sure about construction vehicles, but they should not be parked on residential streets.
- Continue town clean-up days. Help to remove junk & cars.
- Please define "property standards". Who is deciding this
- Private property ownership issue
- What is this and who gets to decide? "one man's junk is another man's treasure." Why should I be saying what is the "definition." This is a private property issue [put 6 by all]
- "property standards" – please define. Who decides this? These are civil issues, not town issues.
- Beautiful, small town atmosphere
- If they are used daily I don't have an issue [street parking for large and construction vehicles]
- Teach people correct principles & let them govern themselves. Help your neighbor. Be a good neighbor.
- #1 "Weeds and Trash/miscellaneous junk" – Remove!
- Commercial vehicles & tools should not be in residential properties
- No business in residential!

40. What would you like to see in the new town building?

- A gym for residents.
- Honest people who care about Virgin
- Efficient use

- Some pictures showing the history of Virgin Town
- Local library.
- Post office or boxes
- Basketball and volleyball courts, county sheriff sub station, fire and EMS, gym and classes, space for clubs.
- Indoor pickleball court
- Basketball tournaments
- small gym with maybe a recumbent bike, treadmill, and some weights.
- A monthly farmers market
- Within scale, natural colors.
- No opinion
- Post Office
- Police presence/fitness classes
- Small community gym
- I'm not sure! I don't feel qualified to weigh in on this one.
- A place for residents to be inside to play ball or have a larger indoor space.
- Would that work for some of the recreational needs? If there are extra rooms they could rented to small businesses for an office as a source of revenue until they are needed by the city.
- Co-work
- Coffee shop
- Recreation gym schedule / with separate entrance apart from town offices.
- A reception area with full time staff. Open everyday
- Small post office and community center
- monthly or weekly markets, weekly bingo or trivia, cool history display of the town (feat old photos of town and descriptions or stories), renting for events,
- A veteran memorial wall
- Town meetings and activities. Exercise classes
- Indoor recreation, community center.
- Access to the gym which I believe you have done.
- POST OFFICE
- Access to the gym for locals, allow space rentals to locals for birthday parties or get togethers (at a reasonable rate for locals), classes (fitness, art, etc...). It would be nice if it could be a community center that is intended for use by Virgin residents primarily.
- It should also be a community/rec center, with access provided to Virgin residents. Maybe classes and workshops can be offered there. Maybe the gym can be rented out for parties at a reasonable price for town residents.
- Fitness classes, community projects, game nights, dances, things that bring the community of all ages together
- Rent it
- Open recreation – league play
- Exercise classes & maybe equipment

- Charge fees for use of building, i.e. gym, school, etc. – helps pay maintenance costs. Be the “Best of Virgin”!!! Set the example of “mastering” compliance to all codes, definitions & ordinances. Be Dark Sky lighting, best desert landscaping, best fencing, best water conservation, best maintenance!
- No opinion
- What on earth do you mean? This is a new town hall. I expect to see town administrative services in this building. Gym for recreation. Nothing else.
- Community space – encourage us of gym. Local fitness center/classes. Internet work space w/ tables. Informal gathering/social, library, town history.
- No ideas yet.
- Event space, gym?
- Pottery shop. Indoor pickleball courts.
- Security rules; public adult classes; cooking, crafts; plays – entertainment
- Efficiency
- Basketball courts
- Sheriff’s substation, artwork displayed featuring locals for purchase.
- Town stuff. Not county. Not police. Not fire.
- Less regulations
- Town stuff. Not county stuff (Sherrif)
- Not a Sherrif office.
- Sherrif substation, fitness classes in gym, real offices for town staff/personnel
- Accommodate the people to the meeting facilities & gym area & kitchen
- Community center with events
- Tutoring hours for students
- Post office or cluster boxes, library?
- POST OFFICE please!
- What new town building?
- Smiling faces
- Exercise classes – rental for reunions
- Pictures of the history of Virgin. Someone who will answer the phone!
- Not a thing you have done enough
- Home school area
- People who care about Virgin

41. What would you like to see at the Old School House?

- Maybe sell it for a small shop? A post office, if it’s cheap enough a small museum.
- Preserved for historical integrity
- Some kind of museum
- History museum of the town.
- Town/social Committees office space and storage space
- Museum
- Art. Theater. Community center

- I don't know
- No opinion
- Functions/lectures/classes & workshops/arts & craft fair
- Not sure, but love the building!
- I'm not sure! I don't feel qualified to weigh in on this one.
- I love it! The people of Virgin sacrificed a lot to renovate it. I like the town functions there but there isn't a lot of room inside when it is cold or hot
- Rent it for an event venue: parties, weddings, etc. Make it available for local classes (yoga, aerobics, educational classes, support groups). If they are non-profit to allow it on a donation basis to cover utility and cleaning costs.
- Coffee work space
- Market
- A town venue for activities
- Art museum and senior center
- A Virgin Town history museum
- A Virgin museum, with walking maps available to learn about Virgin Town development.
- Museum?
- ?
- Museum, rentable space for meetings or parties
- No more loud weddings, more town events, maybe movie nights, space for community classes
- No more loud weddings. Maybe some town events
- Museum
- Pioneer Museum first and no parking signs unless attending a function at the old school house. Weddings, reunions, sewing non-profit – no home schooling unless rented – it needs money for maintenance.
- Best Pioneer museum in southern Utah!
- n/a
- Community services focused on activities for children or other types of parks & rec activities.
- Small events, social gatherings, arts & community programs.
- No ideas yet.
- ?
- Historical Museum; personal stories; items of pioneers; photos of town events * I have albums for past events & youth participation
- Local History Museum, living history demos, nature club stuff
- Post Office
- A multi-use space; museum & café/restaurant
- You should make it a town museum
- Less weddings
- Museum
- Museum
- Functions as in weddings, parties, classes & workshops

- A museum
- Museum or classrooms for the public
- A museum / community maker space /
- Museum
- Restoration w/ museum type building
- Heritage – historical site
- ?
- Limited car parking – museum of town info & history
- It's good
- ?
- Make it a museum

42. What would you like to see in the Empty Lot?

- Fire station
- Tennis courts/ a little extra public recreation
- Unknown
- Not sure
- Maybe an extension of the park. Planted trees and benches. Or a dog park.
- Virgin fire station/ community police building
- Buildings to augment sheriff and EMS services.
- Green space.
- Emergency services
- I don't know
- open space
- No opinion except nothing that includes more outdoor lighting.
- Fire station
- Owners' decision
- A park and ride with a bus stop
- I'm not sure! I don't feel qualified to weigh in on this one.
- Not sure what that is.
- Perhaps some of the aforementioned recreational considerations.
- Farmers market and local events
- Park
- I sure as hell hope we didn't buy it without a purpose. You should have a plan!!!!
- Mail service like Apple Valley has
- Community garden
- Swimming pool or recreation center
- simple desert landscape, possible sculpture/memorial for the town, tribute to the pioneers
- Memorial cactus gardens
- Keep it empty.
- Plant trees or plant grass and have a soccer field.
- ?

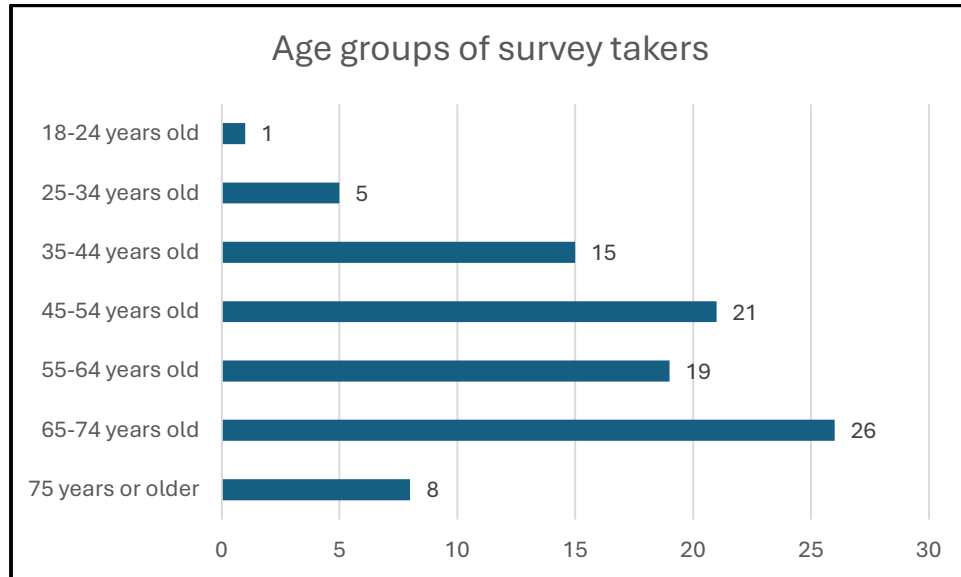
- I'm not certain what this is.
- Post Office
- Maybe a community garden or a desert scaped area with pathways, shade structures, labyrinth, and sitting areas
- Maybe it could be turned into a recreational space with tetherball and maybe a new basketball court because the old one isn't good. Maybe a splash pad or a desertscape Zen garden
- Food trucks
- PO
- Farmer's market
- Fire station
- Fire station, heritage park (large, red sandstone block, chiseled, naming the early inhabitants starting with the Piutes, Puebloan, the "ancient ones" and ending with the 1st pioneers; Lee, Spendlove, etc.
- Town Square, Community Garden
- Kept clean & landscaped
- Town Maintenance facility (garage), Community Garden
- No idea. Should wait to see what develops in the future. We should take our time with this property.
- Something compatible with the residential neighborhood that surrounds it. No bright lights, no excess noise.
- No ideas yet.
- Community garden/compost, park space
- A monthly flea market...?
- Create gardens; volunteer skills
- Cacti & lizards
- Community garden next to a fire station that also has a yoga studio offering reformer Pilates, infrared sauna, etc.
- No Police or fire stations. Community Garden
- Not the Sheriffs deputies
- Community garden
- No police or fire station. Community garden!!!
- Fire station
- A fire station
- Not sure
- fire station
- The "long overdue" fire station & incorporate law enforcement sub-station
- ?
- Stay the same
- Open space for now
- If you have large events you may need more parking?
- ?
- Don't know

Background Information

Tell us about yourself:

43. Please indicate your age group

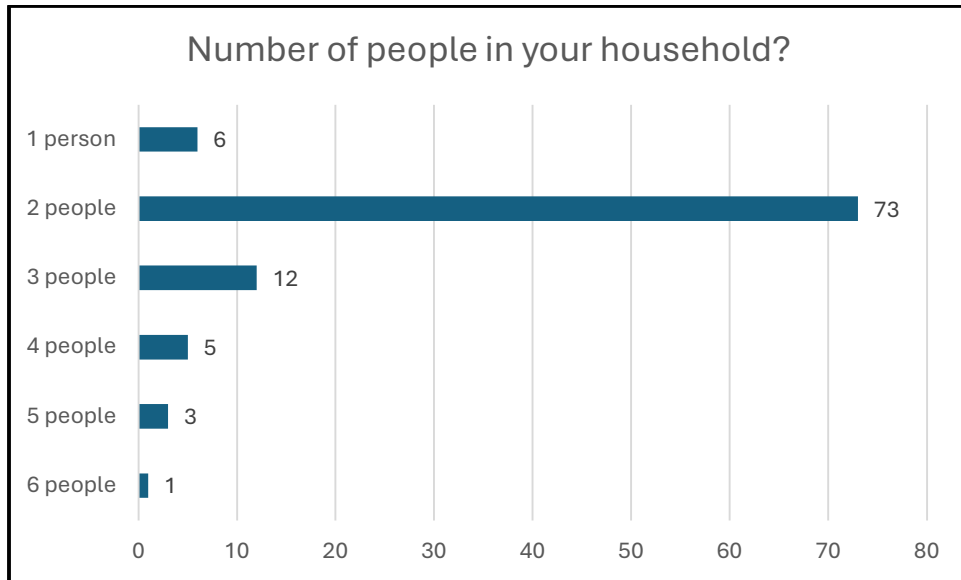
1 – 18-24 years old 21 – 45-54 years old 8 – 75 years or older
5 – 25-34 years old — 19 – 55-64 years old
15 – 35-44 years old 26 – 65-74 years old



- Born & raised in Southern California. Saw a lot of good and bad growth choices. Graduated from BYU and married a Utah boy. 2 children, 1 grandchild so far. Love yard work sewing, walking, - move to Virgin for cleaner air (from St George where I lived for 25 years) as I have an autoimmune from living by a steel plant. I like it quiet and love good, respectful neighbors.
- Born and raised in Provo Utah. Saw a lot of good, well thought growth. Now I don't. Bad growth choices create bad communities. Graduated BYU and married a California coed. I love for 47 years. 2 children. Love the outdoors & clean air "dark sky:. I love our state and federal managed lands. Moved to Virgin for clean air and environment. I love our iconic mesas and towering peaks of Zion Blue skies and clear streams.

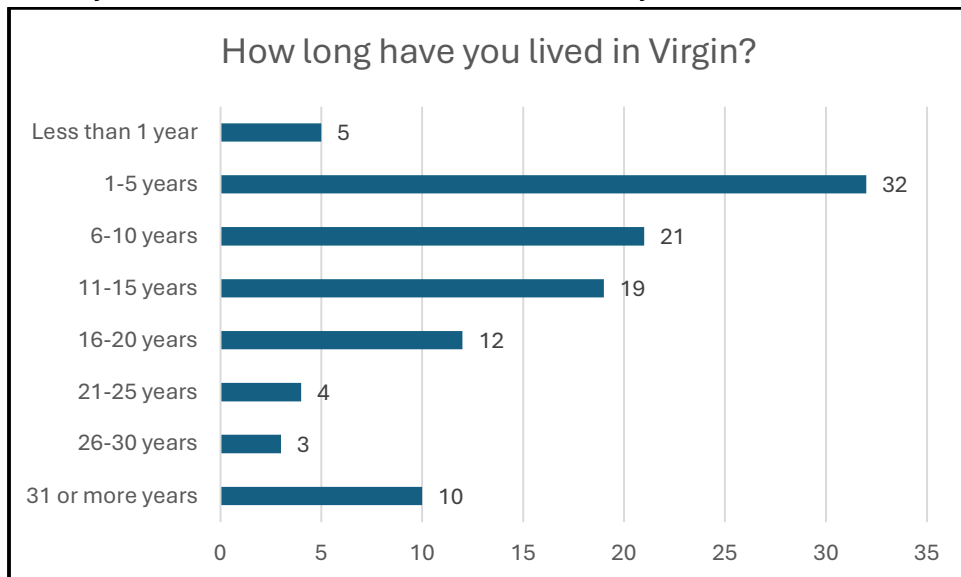
44. Number of people in your household: _____

	1	2	3	4	5	6
Household members	6	73	12	5	3	1



45. How long have you lived in Virgin?

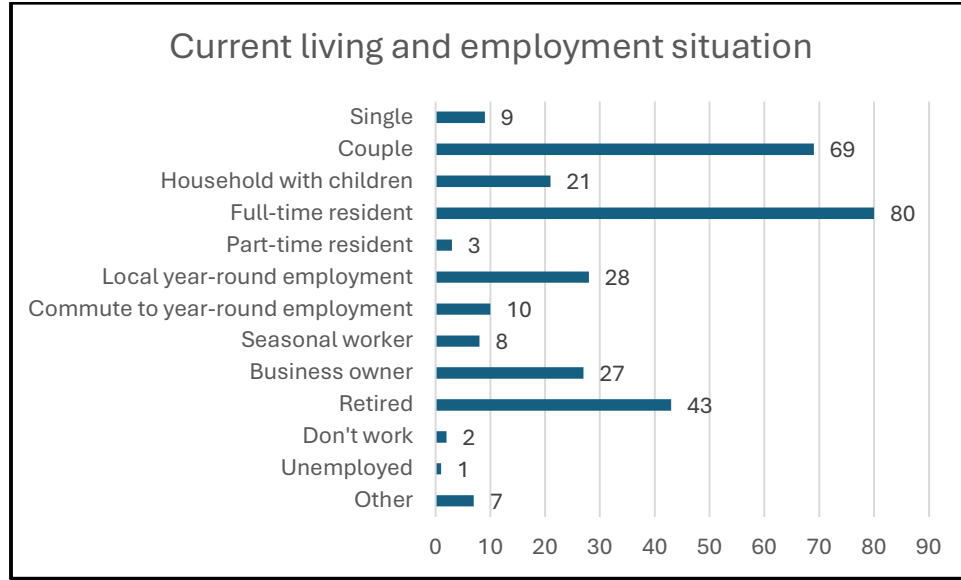
5 – Less than 1 year	12 – 16-20 years
32 – 1-5 years	4 – 21-25 years
21 – 6-10 years	3 – 26-30 years
19 – 11-15 years	10 – 31 or more years



46. Do you own or rent your home? 93 – Own 4 – Rent

47. Please indicate your current living and employment situation (select all that apply)

- | | |
|---------------------------------------|----------------------------|
| 9 – Single | 8 – Seasonal worker |
| 69 – Couple | 27 – Business owner |
| 21 – Household with children | 43 – Retired |
| 80 – Full-time resident | 2 – Don't work |
| 3 – Part-time resident | 1 – Unemployed |
| 28 – Local year-round employment | 7 – Other – please specify |
| 10 – Commute to year-round employment | |

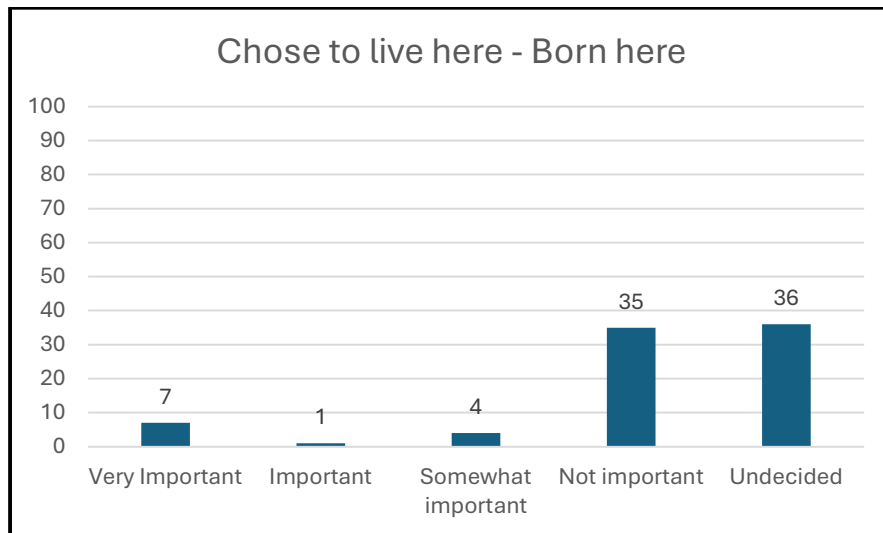
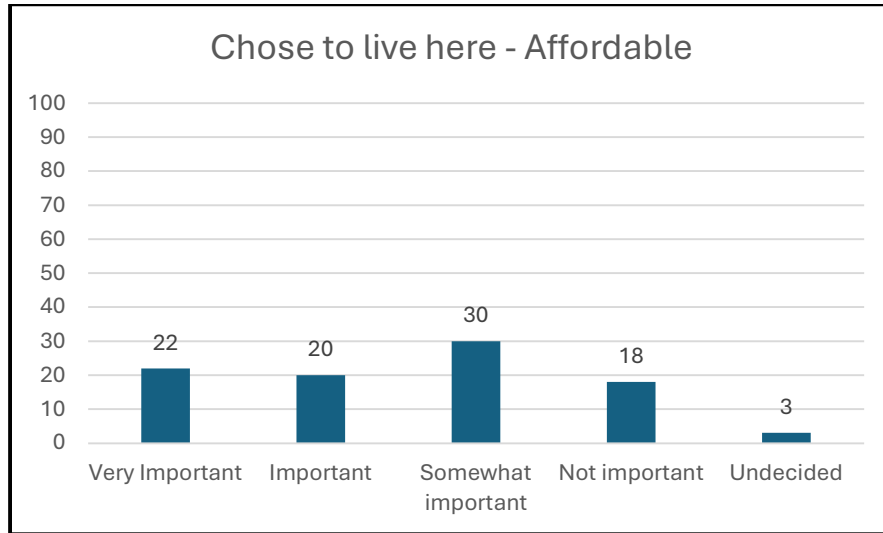


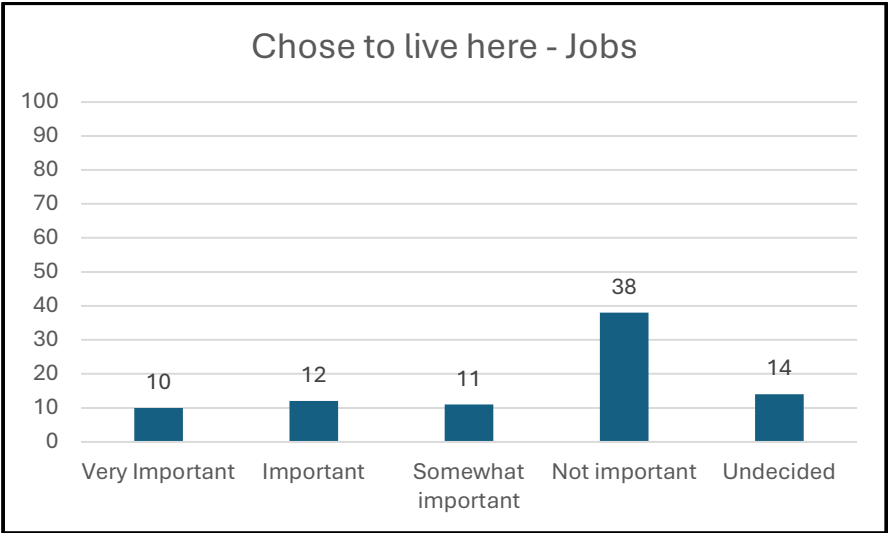
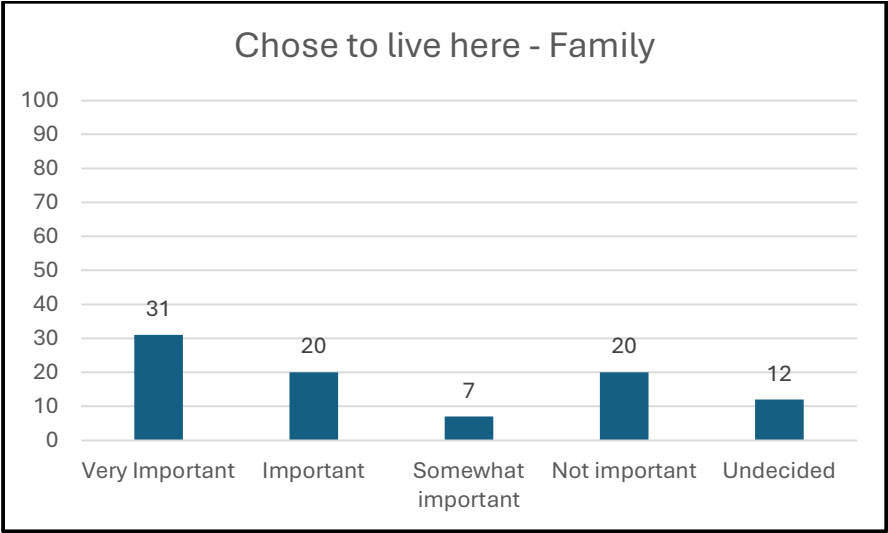
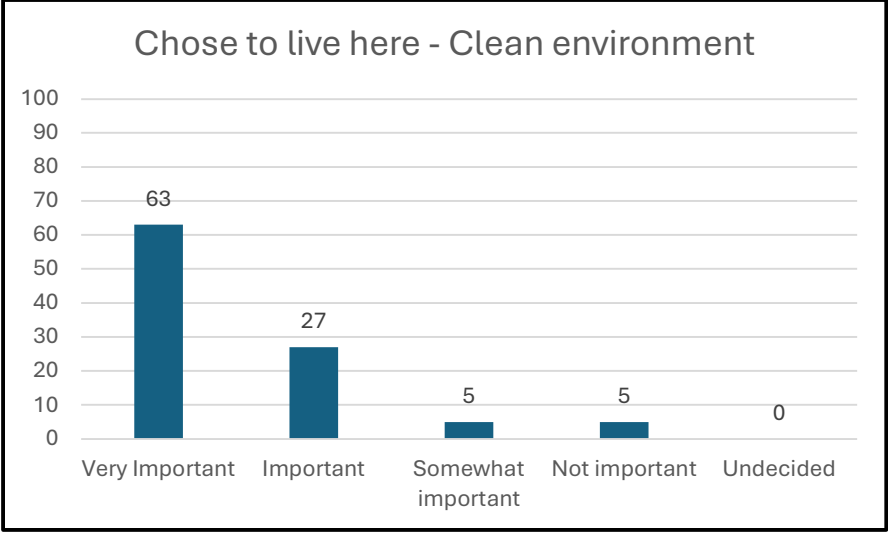
- One retired, one works full-time from home.
- I work. I just don't get paid.

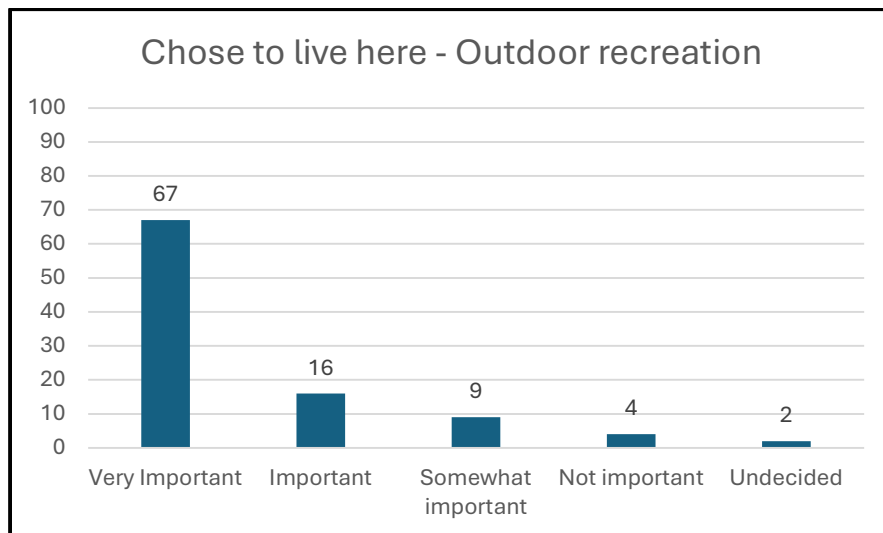
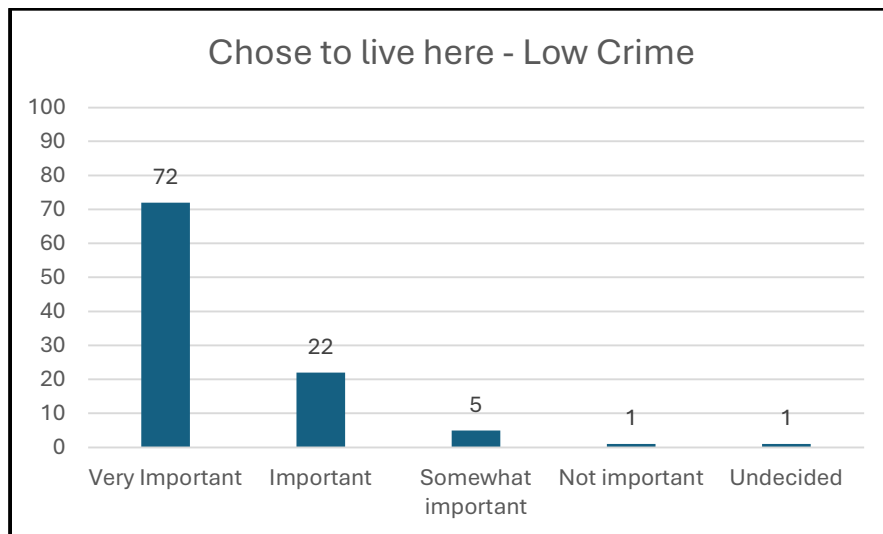
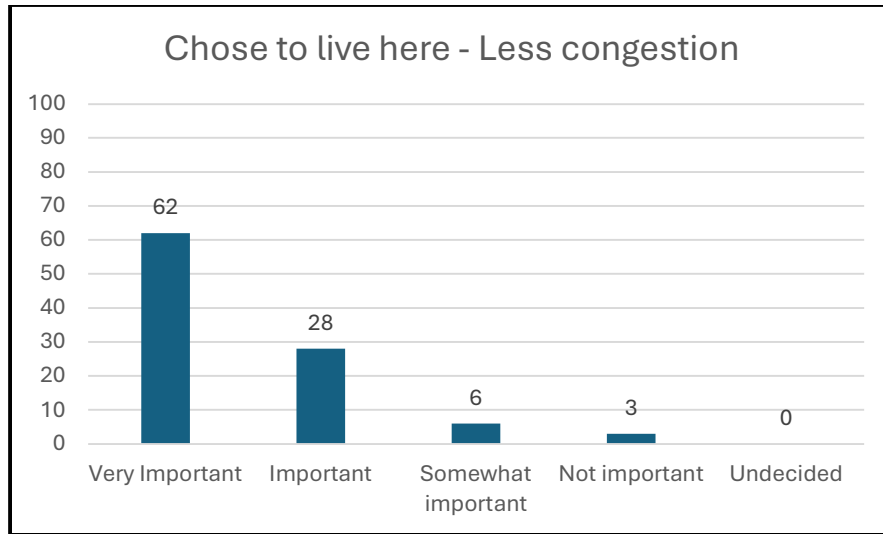
48. Why did you choose to live in Virgin? (Check one for each line)

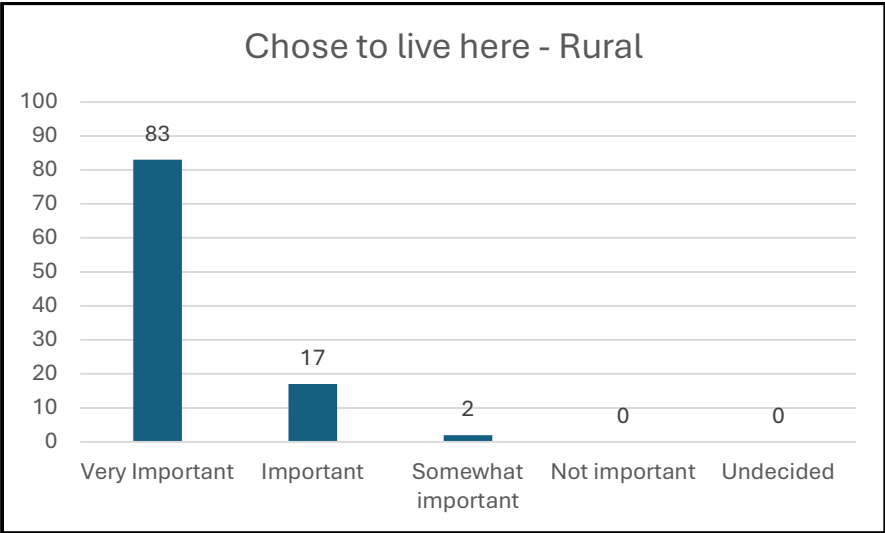
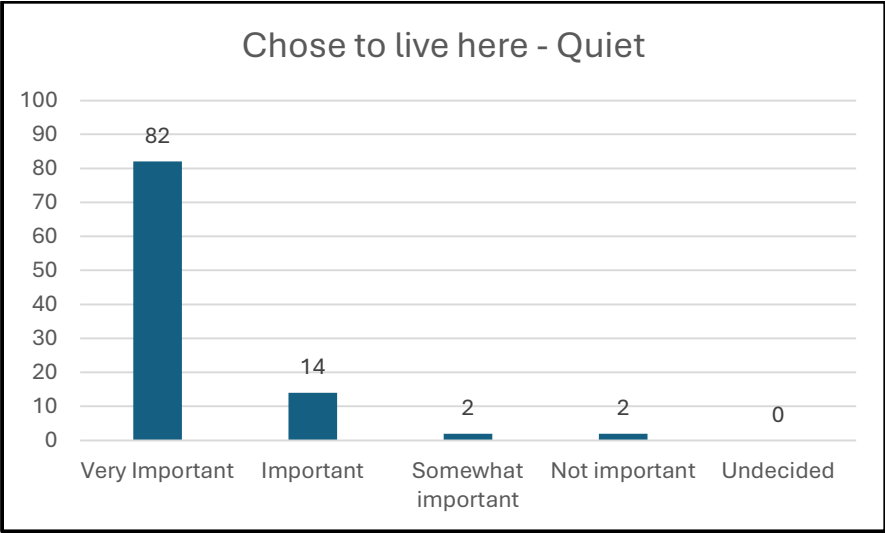
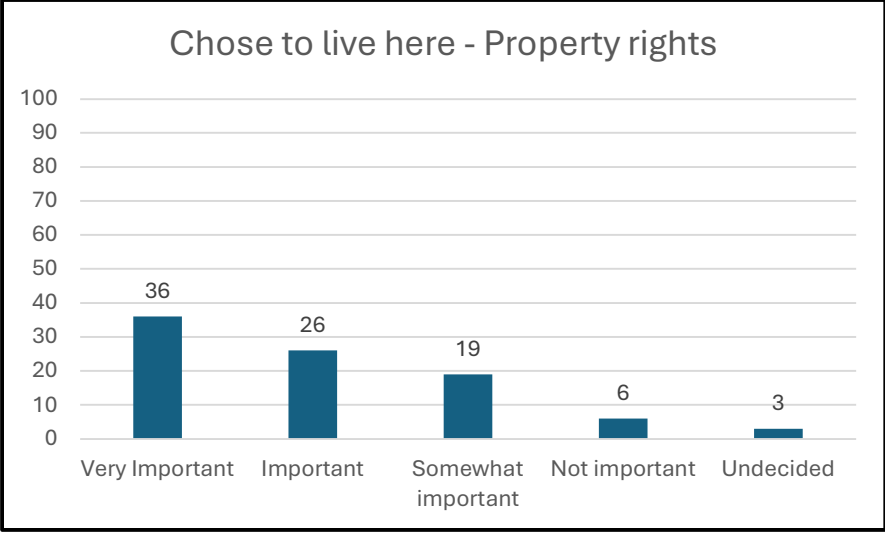
	Very Important	Important	Somewhat important	Not Important	Undecided
Affordable	22	20	30	18	3
Born here	7	1	4	35	36
Clean environment	63	27	5	5	0
Family	31	20	7	20	12
Jobs	10	12	11	38	14
Less congestion	62	28	6	3	0
Low crime	72	22	5	1	1
Outdoor recreation	67	16	9	4	2
Property rights	36	26	19	6	3
Quiet	82	14	2	2	0
Rural	83	17	2	0	0
Scenery	91	8	1	3	0
Sparse population	70	18	11	2	0
Access to public lands	74	15	11	1	0
Dark night skies	83	9	6	3	1

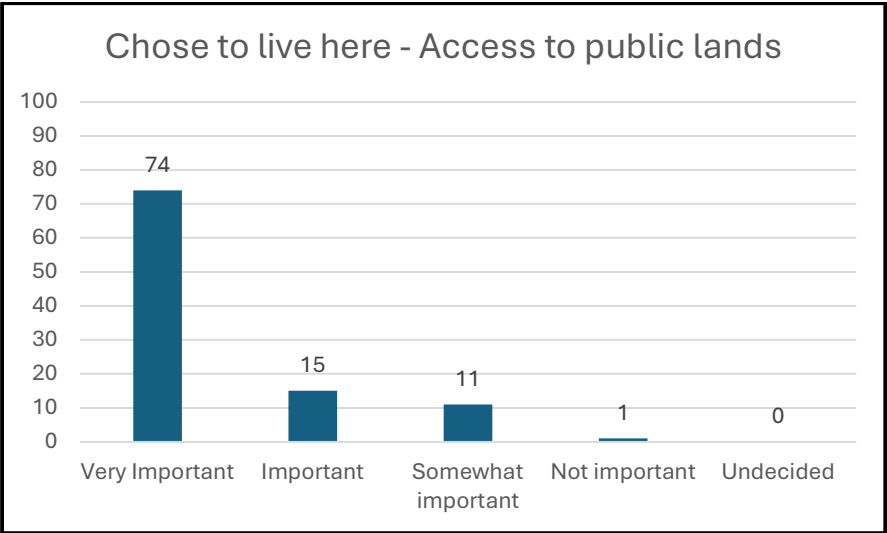
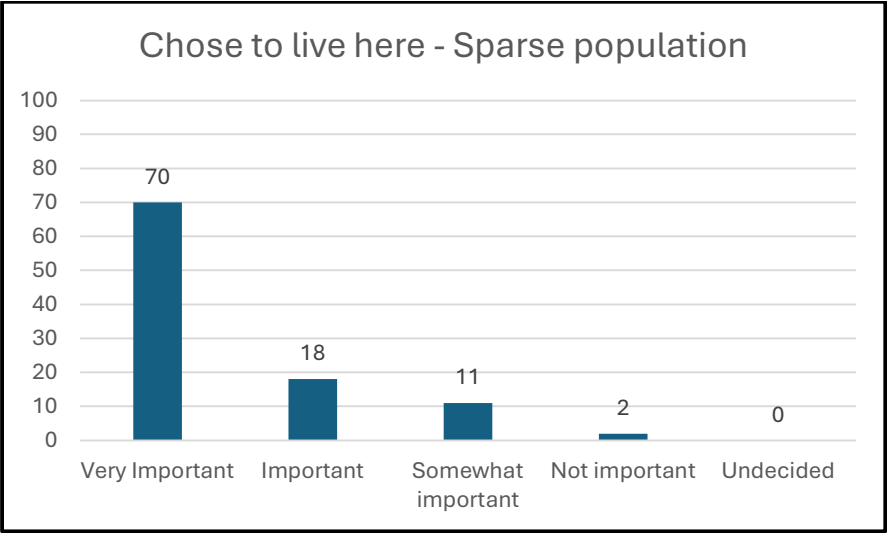
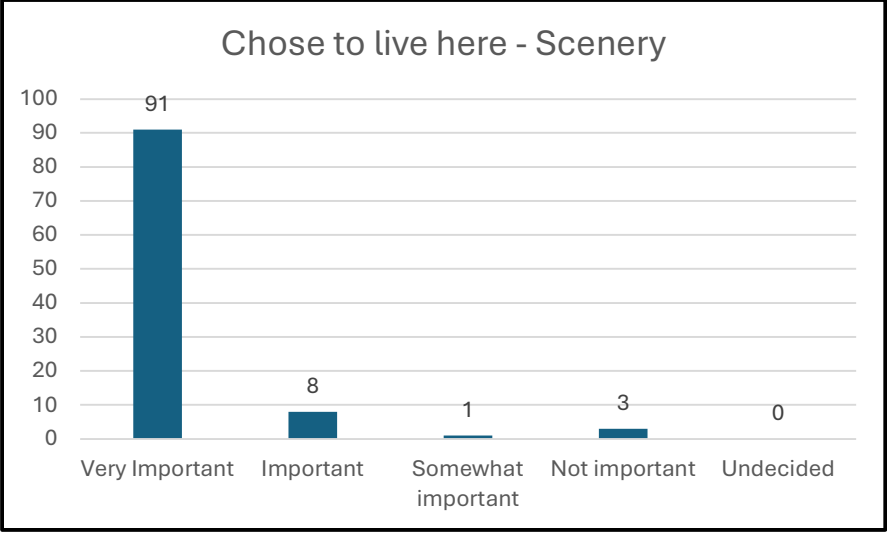
- Affordable in 2002, no longer affordable
- Tight knit community, Virgin River, Irrigation & pastures, acreage & large lots, horse friendly.
- Promote Telescope Sky Watch – I have telescope, powerful. *Event – I would share telescope with interested people - youth
- Less congestion – not anymore – slow down traffic
- The people. It's home. The choices are not applicable. No desire to live somewhere else

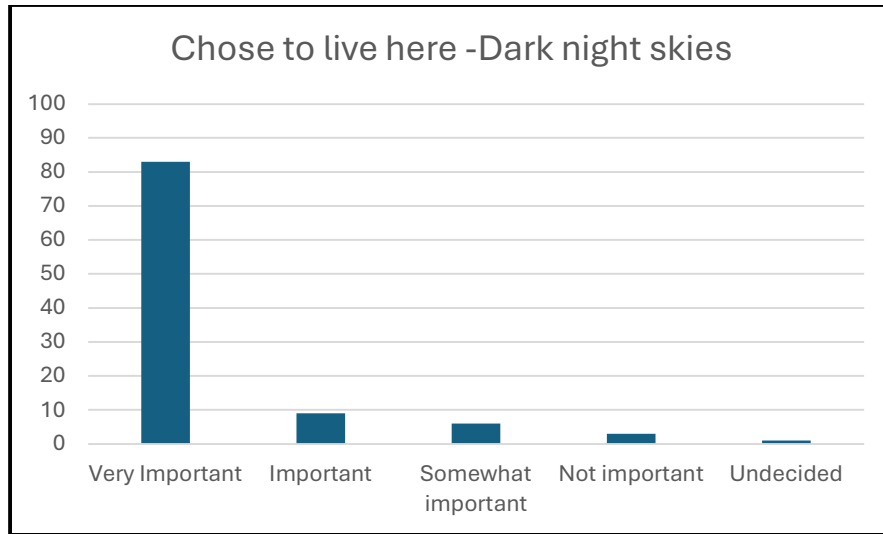












49. How long do you plan to stay in Virgin?

- 10+ years
- 5-10yrs
- Forever
- I would like to say forever but I do not like some of the decisions that have been made regarding Ash Creek and Washington County Water District. Hopefully these do not turn into disastrous mistakes for current residents.
- 30 years
- The rest of my life, or until the reasons I chose to live here are no longer valid.
- As long as I can care for myself and my property.
- Lifetime
- 5-10 years
- Til I die
- Ideally the rest of our lives, unless it becomes too crowded and commercialized.
- Long term
- The rest of my life unless the quality of life changes
- Until I died in 40-60 years.
- 15 yrs +
- Forever
- Until the town politicians make it impossible to make a living
- Until it looks like StG
- This is home. No where
- As long as we are able.
- Forever!!!!
- until death
- Will depend on where the town goes. I would prefer Virgin stay a small rural town. Having to travel to LaVerkin or Hurricane for certain things should be expected and is part of the charm and keeps Virgin what it is. Limited growth is ok, but the growth over the last 5 years

especially on short term rental style properties has been crazy. At this point we have enough.

- 10-15 years
- Undecided
- Until I die
- Until the continued development and the inevitable crime, noise, and lights that come with it drives me away. Everything that originally drew me here is diminished every year.
- Until I die, unless it becomes overrun with people and development.
- Depends on the actions of the town. Had hoped until I die but the commercial development without regard for residents is making me consider a move.
- Not going anywhere
- until I am buried
- Indefinitely
- Until I keel over and they wheel me out of here :D
- Until I die
- Indefinitely
- 5-10 years
- 25-50 years
- 50 years
- I'm leaving in a zipped up black bag or in diapers :)
- Forever
- Indefinitely
- As long as possible
- For the rest of my life.
- Plan on taking my last breath of air here.
- Another 20 years.
- Forever, no plans to leave.
- Many years to come.
- Probably until we retire and then it will be our winter home.
- retiring here.
- As long as Virgin remains a dark sky, sparsely populated area.
- Rest of my life unless it becomes too commercialized
- Not planning on leaving
- Life
- I will stay as long as it is a nice, quiet place to be, where we aren't bothered by the tourists, and as long as it's affordable (it's not super affordable at this point, sooo...)
- Forever.
- 10-20 years
- Forever
- Moving
- Undecided
- Most likely the rest of my life.

- That is a good question. It is becoming so crowded with homeless on the BLM, traffic, tourism and more vacation homes, commercialism wanting to buy property and move. The changes are happening so fast. I am hoping to stay as long as I can take care of myself in old age but now not sure.
- As long as able to care for ourselves. No plans to go elsewhere at this time.
- Forever
- Forever
- Until I get Regulated out of town! This whole survey mostly is about giving the town the green light to go ahead and tell us how to live our lives. Regulate, Regulate, Regulate: We just need to be good Neighbors.
- Rest of our lives
- Until I need to be closer to family & medical services.
- Depends on whether town officials protect or choose to destroy the characteristics which make Virgin pleasant, unique & special for RESIDENTS.
- Until I die.
- Foreseeable future
- Forever
- Forever – have cemetery lots
- All the way till the trail ENDS!
- Lifetime
- Until the end of life
- We plan to retire here.
- Until I'm regulated out of town!
- I plan to stay & live in Virgin till I am regulated out of this community. By the looks of this survey, that might not take very long, unless we the people can see what's happening and choose to take a stand to preserve our private property and our liberty.
- Until regulations/enforcement or the economy forces us out.
- Til I die
- We don't plan on moving.
- Till I die
- Undetermined
- Until I can no longer take care of myself
- Forever
- Hopefully forever
- Hopefully forever
- Forever
- Til death do we part.
- Live out my life here!!
- To death!
- Long time
- Long time if you don't screw it up!
- The rest of my life. I would love if my child could live here.
- Life?

- Until I die 😊
- Forever
- 10-20 years
- Forever

Attached Notes

- I do not understand the thinking that Virgin should accommodate all nature of development. Why are we trying to model ourselves after other cities? Why do we allow more and more commercial development? ¶ Whereas LaVerkin & Hurricane have existing access to sewer, do not have flooding issues (both river & dry washes) that Virgin does, are closer to schools and well-paying employment opportunities – it seems to me they are much better suited for dense development. ¶ Virgin should identify our unique qualities, our difficult to overcome geologic & hydrologic challenges, and plan for development accordingly, protect our quality of life and avoid very expensive mistakes. ¶ Availability of water & sewer only exacerbates demand from out-of-town developers to turn our community into their cash cow. ¶ We only need enough commercial to pay for community needs. ¶ My wish for Virgin is for it to remain a predominately owner-occupied residential community. Limit residential developments that are investor-owned, affordability may not be a solvable challenge for a gateway community with our constraints.
- I've always believed in moderation. Everything in moderation. Don't go overboard.
- What are you really asking? We are not and HOA. My vision for Virgin: Family oriented (newest regulations, parties, and staff changes have been based around retired community). Deregulated. Fun and accessible to the community businesses & others (gotta make it enticing for them to come here). More homes that aren't \$100,000+ and have a variety of sizes, character, and use. (deregulate to see this happen)
- Policies not written in the general plan that's what VULU is for
- Policies are in VULU not in the General Plan
- What I would like to see is Virgin remain a town – not turn into a city. We originally moved here because it was small, quiet and we could enjoy the scenery. I understand there needs to be some growth, but I feel it should be limited. I think there are too many zone changes and conditional use permits. I think we are getting too many overnight facilities – single unit buildings, tents, teepees, trailers, wagons, etc. The town is being overrun (and some are just plain ugly). Let's take some time and clean up what's already here – like our shoddy cemetery! Just because we are on a state route doesn't mean we have to turn the town into a 'commercial' zone. Slow down – set some parameters, have a theme, slow the speed down, have some kind of police presence to enforce laws, address areas that need help – keep this a town!
- Thank you for creating & sending this survey
- I think we should embrace being a small town and make it one of the “cutest” small towns in America. Put our resources in the size (population) and keep it small. And make it a great place for passerbys to stop and for residents to live!
- I like Quaint, Quiet “Virgin”. I wish we had a Post Office and Mail Boxes please!